



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution of Preliminary Determination and Resolution of Intention to Annex Century Meadows One Zone 2 to Lodi Consolidated Landscape Maintenance District No. 2003-1; and Adopt Resolutions Authorizing City Manager to Execute Professional Services Agreements with Timothy J. Hachman, Attorney at Law, (\$7,000) and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., (\$7,500) for Services Required in Support of the Annexation

MEETING DATE: December 3, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the following resolutions and additionally adopt resolutions authorizing the City Manager to execute professional services agreements with Timothy J. Hachman, Attorney at Law, and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., for services required in support of the annexation:


1. Resolution of Preliminary Determination to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy an Annual Assessment for Costs Incurred and Preliminary Approval of Engineer's Report for Century Meadows One Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.
2. Resolution of Intention to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy and Collect an Annual Assessment for Maintenance and Operation of Improvements and for Costs and Expenses and Setting Time and Place of Public Hearing and Setting Forth Mailed Property Owner Ballot Procedure and Notice for Century Meadows One Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND INFORMATION: Developer of the Century Meadows One subdivision has elected to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the purpose of installing and/or maintaining the public improvements described in Exhibit 1. Century Meadows

One consists of 57 lots in Unit 2 and 76 lots in Unit 3, with a total of 133 lots included in the proposed assessment district. The residential subdivision is located in the south central portion of the City on the north side of Harney Lane and westerly of the Woodbridge Irrigation District canal.

The action requested of the City Council will initiate the steps leading to formation of the district and preliminarily approve the Engineer's Report. Additionally, the City Council will set a public hearing for January 21, 2004, to hear public testimony on the formation and proposed assessments and to finally act to form the district. A schedule of events culminating in the election to form the district and approving the Engineer's Report is provided in Exhibit 2.

APPROVED:


H. Dixon Flynn, City Manager

Adopt Resolution of Preliminary Determination and Resolution of Intention to Annex Century Meadows One Zone 2 to Lodi Consolidated Landscape Maintenance District No. 2003-1; and Adopt Resolutions Authorizing City Manager to Execute Professional Services Agreements with Timothy J. Hachman, Attorney at Law, (\$7,000) and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., (\$7,500) for Services Required in Support of the Annexation
December 3, 2003
Page 2

The Engineer's Report, prepared by Thompson-Hysell Engineers, a division of The Keith Companies, Inc., of Modesto, California, is attached as Exhibit 3. It presents a description of the project, defines the area, describes the improvements to be maintained and provides a cost estimate of the First Year Estimated Assessment and sets the Maximum Annual Assessment amount. Exhibit 4 presents the tabulation of estimated costs. The annual assessment includes costs for maintaining the improvements, utilities, replacement reserves, and administration of the district. Three principal maintenance activities are covered by the district, including the reverse frontage wall and landscaping along Harney Lane, the street trees within the parkway areas of the subdivision and a prorated share of public park maintenance.

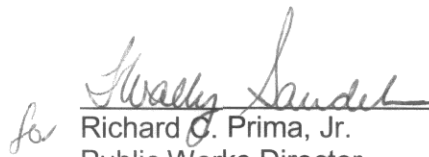
In May of each ensuing year, an Engineer's Report will be prepared and presented to the City Council for approval that will set the Estimated Assessment for the following tax year. As is the case now, the costs in the Engineer's Report will be based upon actual contract prices. It is anticipated that administrative services will be bid and contracted on an annual basis.

Presently, the subdivision is comprised of four parcels that are expected to subdivide subsequent to the formation of the assessment district. The proposed two subdivisions will yield approximately 133 lots and will have a proposed assessment roll as set forth in Exhibit 5.

Election ballots will be distributed to the owners of record as of the date of ballot preparation. Voting is based upon acres and simple majority vote is required to form the district. It is expected that none of the lots will be sold to individual homeowners prior to formation of the district on January 21, 2004.

The First Year Assessment will be added to the tax roll for Fiscal Year 2004-05 and the first revenues from the district will not be received until January 2005. Until such time the City receives funds from the district, the developer remains responsible for the regular and ongoing maintenance of the public wall and landscape improvements. This requirement will be addressed in an amendment to the Subdivision Improvement Agreement that will be presented to the City Council at its December 17, 2003, meeting.

FUNDING: Applicant fees and reimbursement from funds collected through the assessment district.


for Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/pmf

Attachments

cc: Randy Hays, City Attorney
Tony Goehring, Parks and Recreation Director
George Bradley, Street Superintendent

EXHIBIT 1

Description of Improvements to be maintained for Century Meadows One Units 2 & 3

- A. A masonry wall and 13.5 feet wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,661 lineal feet.
- B. Street parkway trees located within the public streets within the Zone 2 boundary.
- C. Public park land area of 0.820 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.5 acres per thousand persons served.

Exhibit 2

City of Lodi LLD

Century Meadows One, Zone 2

Landscape Maintenance Assessment District Annexation and Zone 2 Budget Election

Time Table

| <u>Date</u> | <u>Activity/Tasks</u> |
|--------------------------|--|
| November 21, 2003 | Distribution of preliminary draft Engineer's Report |
| November 21, 2003 | Initial Resolutions to City Council Communication, Finalized Engineer's Report |
| December 3, 2003 | City Council Meeting to: Resolution of Preliminary Determination to Annex to Consolidated District, Form Zone 2 Resolution of Intention (sets Public Hearing and date of Election on January 21, 2004) |
| December 8, 2003 | Last day to Mail Notice and Ballot |
| January 9, 2004 | Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zone 2 Tally vote/Declare results Council Communication |
| January 21, 2004 | Last day to receive Ballots |
| January 21, 2004 | City Council meeting to: Public Hearing/Tally vote/Declare results Annex to Consolidated District, Zone 2 |

EXHIBIT 3

**ENGINEER'S REPORT
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

NOVEMBER 2003

**ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR**

CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:

Michael T. Persak
RCE 44908

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

November 24, 2003

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the “Landscaping and Lighting Act of 1972,” as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Century Meadows One) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2.

BACKGROUND

The Century Meadows One zone consists of a 133-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by K&W Development, LLC. This report is relative to the proposed Century Meadows One Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Century Meadows One development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Century Meadows One project, when completed, will include an estimated 133 single-family residential lots.

ASSESSMENT DISTRICT AREA

The area of Century Meadows One is described as all of the property within the following assessor’s parcels identified by assessor’s number (APN):

| <u>Book</u> | <u>Page</u> | <u>Parcel</u> |
|-------------|-------------|---------------|
| 058 | 520 | 1-57 |
| 058 | 210 | 25, 27, 28 |

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Century Meadows One Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet No. 1 of the assessment diagrams is a simple overall boundary map. Sheet Nos. 2 and 3 are the County Assessor's maps and are incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Century Meadows One Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Century Meadows One Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30 or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion (see Exhibit D).

1. Description of Improvements for Future Development

- A. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 lineal feet.
- B. Street parkway trees located within the public street within the District Zone 2 boundary.
- C. Public park land area of 1.24 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Century Meadows One Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Century Meadows One recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office uses shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses.

Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Unit 2, lots 56-112, and Unit 3, lots 49-55 and 113-181, in Century Meadows One shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving this subdivision has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, maintenance of walls, rebuilding damaged walls, removal of graffiti, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

| <u>OPERATION OF COSTS</u> | FY 2004-05 ESTIMATED ASSESSMENT <u>AMOUNT</u> | FY 2004-05 MAXIMUM ASSESSMENT <u>AMOUNT</u> |
|--------------------------------------|--|--|
| Landscape | | |
| Maintenance | \$8,313.00 | \$8,313.00 |
| Repair/Replacement | \$1,050.00 | \$1,050.00 |
| Water | \$400.00 | \$400.00 |
| Electricity | \$300.00 | \$300.00 |
| Replacement Reserve | <u>\$400.00</u> | <u>\$400.00</u> |
| Subtotal Landscape | \$10,463.00 | \$10,463.00 |
| Street Trees | \$5,410.00 | \$5,410.00 |
| Future Park Site | \$0.00 | \$12,430.00 |
| Walls | | |
| Repair/Maintenance/Graffiti Control | \$400.00 | \$400.00 |
| Replacement Reserve | <u>\$3,000.00</u> | <u>\$3,000.00</u> |
| Subtotal Walls | \$3,400.00 | \$3,400.00 |
| Est. Subtotal Operation Costs | \$19,273.00 | \$31,703.00 |

| <u>OPERATION OF COSTS</u> | FY 2004-05 ESTIMATED ASSESSMENT <u>AMOUNT</u> | FY 2004-05 MAXIMUM ASSESSMENT <u>AMOUNT</u> |
|---|--|--|
| DISTRICT ADMINISTRATION COSTS | | |
| Annual Engineer's Report | \$4,000.00 | \$4,000.00 |
| Publication | \$100.00 | \$100.00 |
| City Administration Fee | \$2,000.00 | \$2,000.00 |
| County Administration Fee | <u>\$900.00</u> | <u>\$900.00</u> |
| Est. Total Administration Costs | \$7,000.00 | \$7,000.00 |
| Est. Contingency | \$1,391.00 | \$1,862.00 |
| Total Estimated Revenue Required for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total Appropriation Required from Existing Fund Balance | \$0.00 | \$0.00 |
| Total Estimated Assessment for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total dueF | 133 | 133 |
| Assessment per dueF | \$208.00 | \$305.00 |
| MAXIMUM ANNUAL ASSESSMENT | | \$305.00 |

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

| Assess- ment No. | APN No. | Future Lot Nos. | Owner | No. of Residential Lots | 2004-2005 Est. Assessment Amount | 2004-2005 Max. Annual Assessment Amount |
|---------------------------------|----------------|------------------------|----------------------------|--|---|--|
| 1 | 058-520-1-57 | Unit 2, Lots 56-112 | K&W Development, LLC | 57 | \$11,856.00 | \$17,385.00 |
| 2 | 058-210-25 | Unit 3, Lots 49-55, | K&W Development, LLC | 7 | \$1,456.00 | \$2,135.00 |
| 3 | 058-210-27, 28 | Lots 113-181 | K&W Development, LLC | 69 | \$14,352.00 | \$21,045.00 |
| Total | | | | 133 | \$27,664.00 | \$40,565.00 |

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 1. The proposed subdivision will yield approximately 133 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY:
Michael T. Persak
RCE 44908

**EXHIBIT A
ASSESSMENT ROLL
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 49 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 49 | \$208.00 | \$305.00 |
| 50 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 50 | \$208.00 | \$305.00 |
| 51 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 51 | \$208.00 | \$305.00 |
| 52 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 52 | \$208.00 | \$305.00 |
| 53 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 53 | \$208.00 | \$305.00 |
| 54 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 54 | \$208.00 | \$305.00 |
| 55 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 55 | \$208.00 | \$305.00 |
| 56 | 058-520-01 | Century Meadows One, Unit No. 2 | Lot No. 56 | \$208.00 | \$305.00 |
| 57 | 058-520-02 | Century Meadows One, Unit No. 2 | Lot No. 57 | \$208.00 | \$305.00 |
| 58 | 058-520-03 | Century Meadows One, Unit No. 2 | Lot No. 58 | \$208.00 | \$305.00 |
| 59 | 058-520-04 | Century Meadows One, Unit No. 2 | Lot No. 59 | \$208.00 | \$305.00 |
| 60 | 058-520-05 | Century Meadows One, Unit No. 2 | Lot No. 60 | \$208.00 | \$305.00 |
| 61 | 058-520-06 | Century Meadows One, Unit No. 2 | Lot No. 61 | \$208.00 | \$305.00 |
| 62 | 058-520-07 | Century Meadows One, Unit No. 2 | Lot No. 62 | \$208.00 | \$305.00 |
| 63 | 058-520-08 | Century Meadows One, Unit No. 2 | Lot No. 63 | \$208.00 | \$305.00 |
| 64 | 058-520-09 | Century Meadows One, Unit No. 2 | Lot No. 64 | \$208.00 | \$305.00 |
| 65 | 058-520-10 | Century Meadows One, Unit No. 2 | Lot No. 65 | \$208.00 | \$305.00 |
| 66 | 058-520-11 | Century Meadows One, Unit No. 2 | Lot No. 66 | \$208.00 | \$305.00 |
| 67 | 058-520-12 | Century Meadows One, Unit No. 2 | Lot No. 67 | \$208.00 | \$305.00 |
| 68 | 058-520-13 | Century Meadows One, Unit No. 2 | Lot No. 68 | \$208.00 | \$305.00 |
| 69 | 058-520-14 | Century Meadows One, Unit No. 2 | Lot No. 69 | \$208.00 | \$305.00 |
| 70 | 058-520-15 | Century Meadows One, Unit No. 2 | Lot No. 70 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 71 | 058-520-16 | Century Meadows One, Unit No. 2 | Lot No. 71 | \$208.00 | \$305.00 |
| 72 | 058-520-17 | Century Meadows One, Unit No. 2 | Lot No. 72 | \$208.00 | \$305.00 |
| 73 | 058-520-18 | Century Meadows One, Unit No. 2 | Lot No. 73 | \$208.00 | \$305.00 |
| 74 | 058-520-19 | Century Meadows One, Unit No. 2 | Lot No. 74 | \$208.00 | \$305.00 |
| 75 | 058-520-20 | Century Meadows One, Unit No. 2 | Lot No. 75 | \$208.00 | \$305.00 |
| 76 | 058-520-21 | Century Meadows One, Unit No. 2 | Lot No. 76 | \$208.00 | \$305.00 |
| 77 | 058-520-22 | Century Meadows One, Unit No. 2 | Lot No. 77 | \$208.00 | \$305.00 |
| 78 | 058-520-23 | Century Meadows One, Unit No. 2 | Lot No. 78 | \$208.00 | \$305.00 |
| 79 | 058-520-24 | Century Meadows One, Unit No. 2 | Lot No. 79 | \$208.00 | \$305.00 |
| 80 | 058-520-25 | Century Meadows One, Unit No. 2 | Lot No. 80 | \$208.00 | \$305.00 |
| 81 | 058-520-26 | Century Meadows One, Unit No. 2 | Lot No. 81 | \$208.00 | \$305.00 |
| 82 | 058-520-27 | Century Meadows One, Unit No. 2 | Lot No. 82 | \$208.00 | \$305.00 |
| 83 | 058-520-28 | Century Meadows One, Unit No. 2 | Lot No. 83 | \$208.00 | \$305.00 |
| 84 | 058-520-29 | Century Meadows One, Unit No. 2 | Lot No. 84 | \$208.00 | \$305.00 |
| 85 | 058-520-30 | Century Meadows One, Unit No. 2 | Lot No. 85 | \$208.00 | \$305.00 |
| 86 | 058-520-31 | Century Meadows One, Unit No. 2 | Lot No. 86 | \$208.00 | \$305.00 |
| 87 | 058-520-32 | Century Meadows One, Unit No. 2 | Lot No. 87 | \$208.00 | \$305.00 |
| 88 | 058-520-33 | Century Meadows One, Unit No. 2 | Lot No. 88 | \$208.00 | \$305.00 |
| 89 | 058-520-34 | Century Meadows One, Unit No. 2 | Lot No. 89 | \$208.00 | \$305.00 |
| 90 | 058-520-35 | Century Meadows One, Unit No. 2 | Lot No. 90 | \$208.00 | \$305.00 |
| 91 | 058-520-36 | Century Meadows One, Unit No. 2 | Lot No. 91 | \$208.00 | \$305.00 |
| 92 | 058-520-37 | Century Meadows One, Unit No. 2 | Lot No. 92 | \$208.00 | \$305.00 |
| 93 | 058-520-38 | Century Meadows One, Unit No. 2 | Lot No. 93 | \$208.00 | \$305.00 |
| 94 | 058-520-39 | Century Meadows One, Unit No. 2 | Lot No. 94 | \$208.00 | \$305.00 |
| 95 | 058-520-40 | Century Meadows One, Unit No. 2 | Lot No. 95 | \$208.00 | \$305.00 |
| 96 | 058-520-41 | Century Meadows One, Unit No. 2 | Lot No. 96 | \$208.00 | \$305.00 |
| 97 | 058-520-42 | Century Meadows One, Unit No. 2 | Lot No. 97 | \$208.00 | \$305.00 |

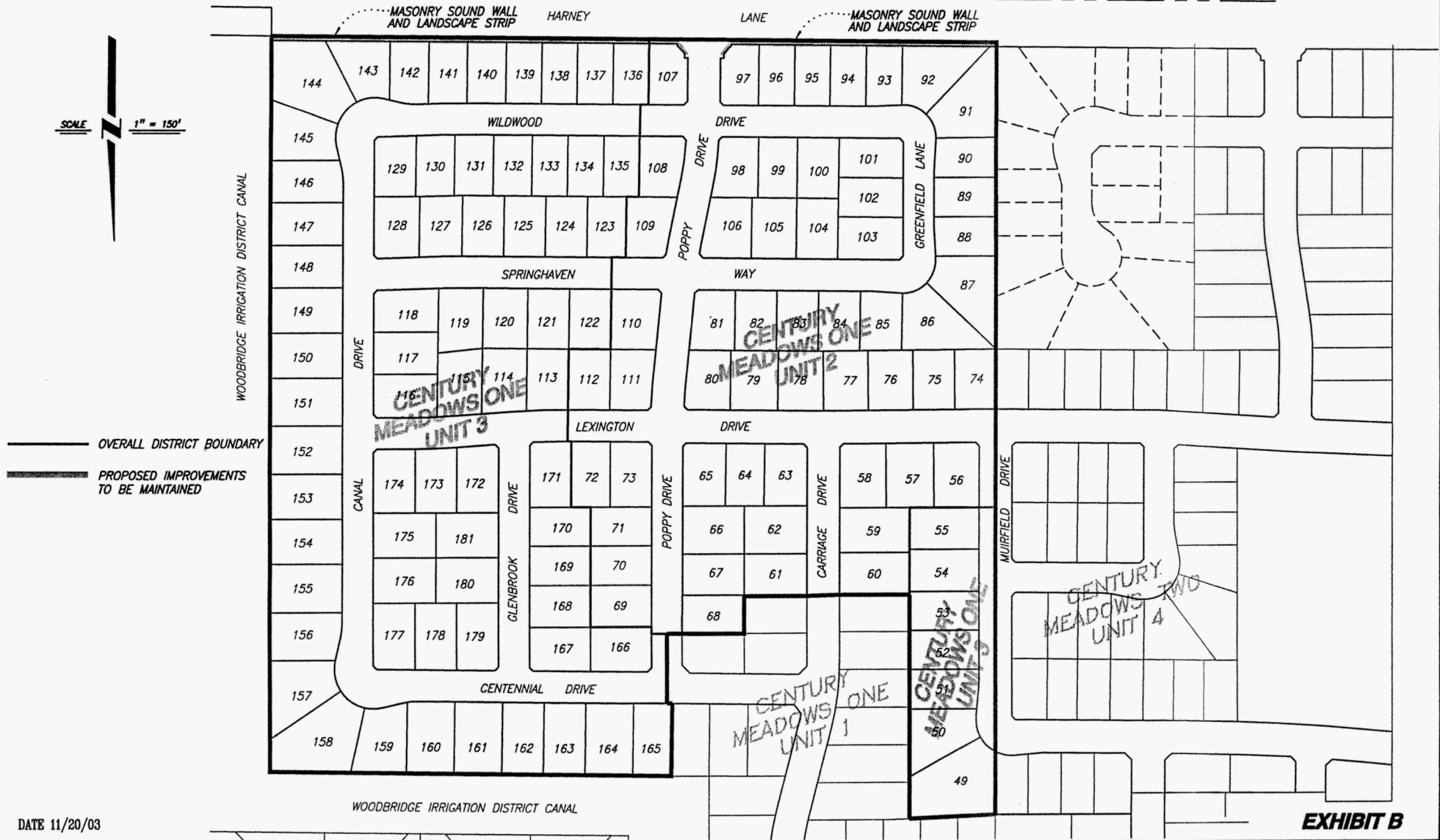
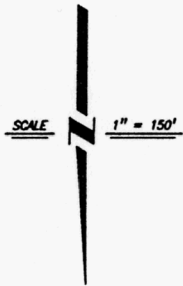
| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 98 | 058-520-43 | Century Meadows One, Unit No. 2 | Lot No. 98 | \$208.00 | \$305.00 |
| 99 | 058-520-44 | Century Meadows One, Unit No. 2 | Lot No. 99 | \$208.00 | \$305.00 |
| 100 | 058-520-45 | Century Meadows One, Unit No. 2 | Lot No. 100 | \$208.00 | \$305.00 |
| 101 | 058-520-46 | Century Meadows One, Unit No. 2 | Lot No. 101 | \$208.00 | \$305.00 |
| 102 | 058-520-47 | Century Meadows One, Unit No. 2 | Lot No. 102 | \$208.00 | \$305.00 |
| 103 | 058-520-48 | Century Meadows One, Unit No. 2 | Lot No. 103 | \$208.00 | \$305.00 |
| 104 | 058-520-49 | Century Meadows One, Unit No. 2 | Lot No. 104 | \$208.00 | \$305.00 |
| 105 | 058-520-50 | Century Meadows One, Unit No. 2 | Lot No. 105 | \$208.00 | \$305.00 |
| 106 | 058-520-51 | Century Meadows One, Unit No. 2 | Lot No. 106 | \$208.00 | \$305.00 |
| 107 | 058-520-52 | Century Meadows One, Unit No. 2 | Lot No. 107 | \$208.00 | \$305.00 |
| 108 | 058-520-53 | Century Meadows One, Unit No. 2 | Lot No. 108 | \$208.00 | \$305.00 |
| 109 | 058-520-54 | Century Meadows One, Unit No. 2 | Lot No. 109 | \$208.00 | \$305.00 |
| 110 | 058-520-55 | Century Meadows One, Unit No. 2 | Lot No. 110 | \$208.00 | \$305.00 |
| 111 | 058-520-56 | Century Meadows One, Unit No. 2 | Lot No. 111 | \$208.00 | \$305.00 |
| 112 | 058-520-57 | Century Meadows One, Unit No. 2 | Lot No. 112 | \$208.00 | \$305.00 |
| 113 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 113 | \$208.00 | \$305.00 |
| 114 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 114 | \$208.00 | \$305.00 |
| 115 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 115 | \$208.00 | \$305.00 |
| 116 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 116 | \$208.00 | \$305.00 |
| 117 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 117 | \$208.00 | \$305.00 |
| 118 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 118 | \$208.00 | \$305.00 |
| 119 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 119 | \$208.00 | \$305.00 |
| 120 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 120 | \$208.00 | \$305.00 |
| 121 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 121 | \$208.00 | \$305.00 |
| 122 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 122 | \$208.00 | \$305.00 |
| 123 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 123 | \$208.00 | \$305.00 |
| 124 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 124 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 125 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 125 | \$208.00 | \$305.00 |
| 126 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 126 | \$208.00 | \$305.00 |
| 127 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 127 | \$208.00 | \$305.00 |
| 128 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 128 | \$208.00 | \$305.00 |
| 129 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 129 | \$208.00 | \$305.00 |
| 130 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 130 | \$208.00 | \$305.00 |
| 131 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 131 | \$208.00 | \$305.00 |
| 132 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 132 | \$208.00 | \$305.00 |
| 133 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 133 | \$208.00 | \$305.00 |
| 134 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 134 | \$208.00 | \$305.00 |
| 135 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 135 | \$208.00 | \$305.00 |
| 136 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 136 | \$208.00 | \$305.00 |
| 137 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 137 | \$208.00 | \$305.00 |
| 138 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 138 | \$208.00 | \$305.00 |
| 139 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 139 | \$208.00 | \$305.00 |
| 140 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 140 | \$208.00 | \$305.00 |
| 141 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 141 | \$208.00 | \$305.00 |
| 142 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 142 | \$208.00 | \$305.00 |
| 143 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 143 | \$208.00 | \$305.00 |
| 144 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 144 | \$208.00 | \$305.00 |
| 145 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 145 | \$208.00 | \$305.00 |
| 146 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 146 | \$208.00 | \$305.00 |
| 147 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 147 | \$208.00 | \$305.00 |
| 148 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 148 | \$208.00 | \$305.00 |
| 149 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 149 | \$208.00 | \$305.00 |
| 150 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 150 | \$208.00 | \$305.00 |
| 151 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 151 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 152 | 058-210-27, 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 152 | \$208.00 | \$305.00 |
| 153 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 153 | \$208.00 | \$305.00 |
| 154 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 154 | \$208.00 | \$305.00 |
| 155 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 155 | \$208.00 | \$305.00 |
| 156 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 156 | \$208.00 | \$305.00 |
| 157 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 157 | \$208.00 | \$305.00 |
| 158 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 158 | \$208.00 | \$305.00 |
| 159 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 159 | \$208.00 | \$305.00 |
| 160 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 160 | \$208.00 | \$305.00 |
| 161 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 161 | \$208.00 | \$305.00 |
| 162 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 162 | \$208.00 | \$305.00 |
| 163 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 163 | \$208.00 | \$305.00 |
| 164 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 164 | \$208.00 | \$305.00 |
| 165 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 165 | \$208.00 | \$305.00 |
| 166 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 166 | \$208.00 | \$305.00 |
| 167 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 167 | \$208.00 | \$305.00 |
| 168 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 168 | \$208.00 | \$305.00 |
| 169 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 169 | \$208.00 | \$305.00 |
| 170 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 170 | \$208.00 | \$305.00 |
| 171 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 171 | \$208.00 | \$305.00 |
| 172 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 172 | \$208.00 | \$305.00 |
| 173 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 173 | \$208.00 | \$305.00 |
| 174 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 174 | \$208.00 | \$305.00 |
| 175 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 175 | \$208.00 | \$305.00 |
| 176 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 176 | \$208.00 | \$305.00 |
| 177 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 177 | \$208.00 | \$305.00 |
| 178 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 178 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 179 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 179 | \$208.00 | \$305.00 |
| 180 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 180 | \$208.00 | \$305.00 |
| 181 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 181 | \$208.00 | \$305.00 |

CENTURY MEADOWS ONE BOUNDARY MAP



NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 31.64 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

| BOOK | PAGE | PARCELS |
|------|------|----------------|
| 058 | 210 | 25, 26, 27, 28 |



ASSESSMENT DIAGRAM, ZONE 2
CENTURY MEADOWS ONE
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI _____

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI _____

FILED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA _____

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____, 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY ON THE _____ DAY OF _____, 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI _____

EXHIBIT C

SHEET 1 OF 1



**THOMPSON-HYSELL
ENGINEERS**
A DIVISION OF THE KOTH COMPANIES, INC.
1010 12TH STREET, MODESTO, CA 95354 (209) 521-8888

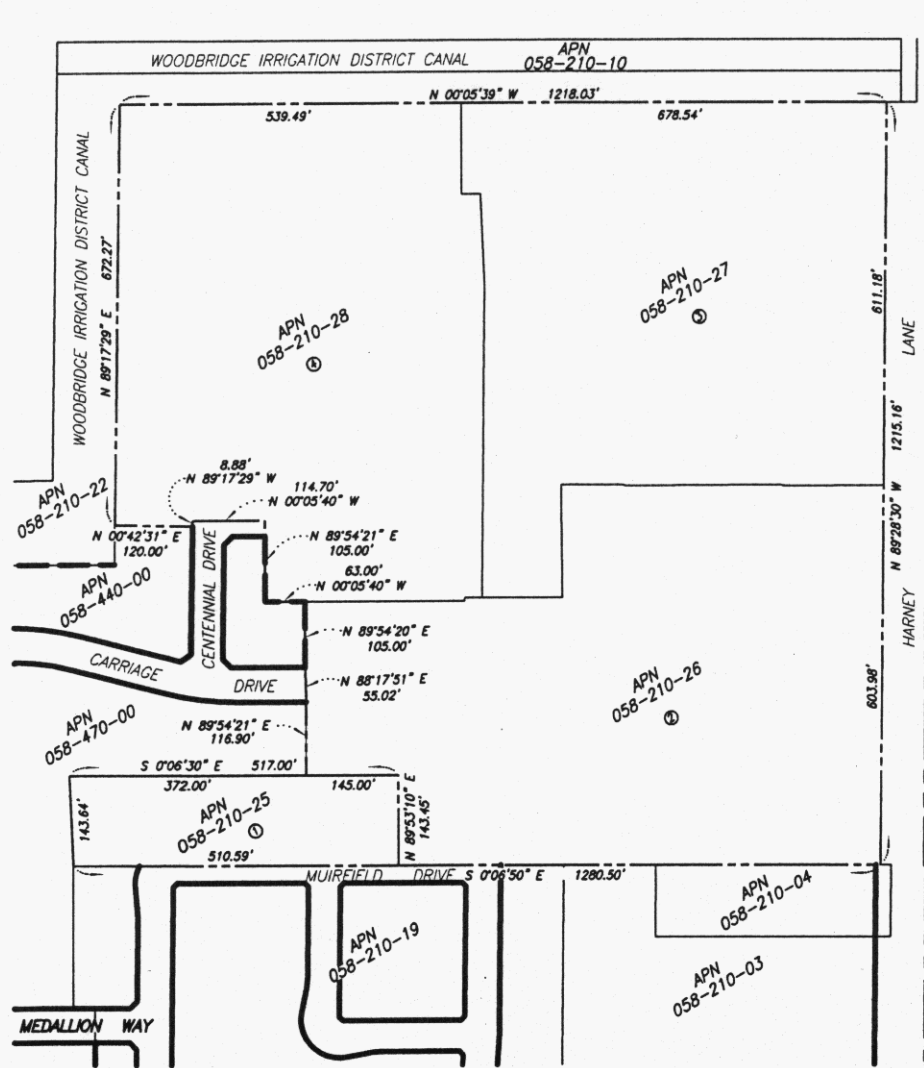
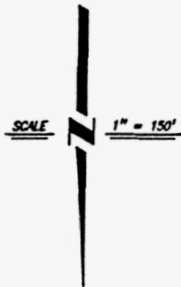


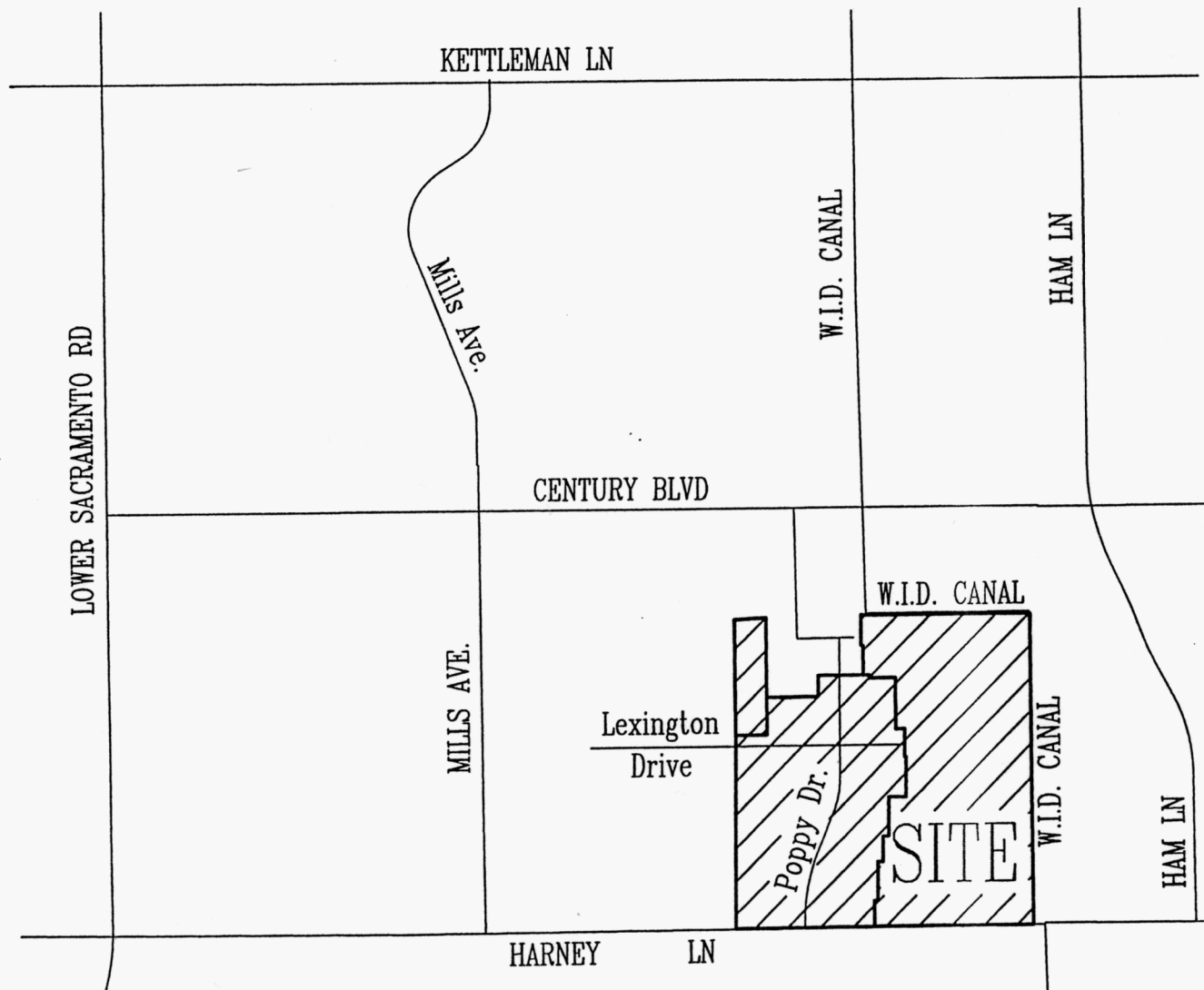
Exhibit C was missing from the
Council packet

E-8

CENTURY MEADOWS ONE AREAS TO BE MAINTAINED



**CENTURY MEADOWS ONE
VICINITY MAP**



VICINITY MAP
NOT TO SCALE

Exhibit 4

SUMMARY OF ESTIMATED DISTRICT COSTS

| <u>OPERATION OF COSTS</u> | <u>FY 2004-05 ESTIMATED ASSESSMENT AMOUNT</u> | <u>FY -05 MAXIMUM ASSESSMENT AMOUNT</u> |
|---|---|---|
| Landscape | | |
| Maintenance | \$8,313.00 | \$8,313.00 |
| Repair/Replacement | \$1,050.00 | \$1,050.00 |
| Water | \$400.00 | \$400.00 |
| Electricity | \$300.00 | \$300.00 |
| Replacement Reserve | <u>\$400.00</u> | <u>\$400.00</u> |
| Subtotal Landscape | \$10,463.00 | \$10,463.00 |
| Street Trees | \$5,410.00 | \$5,410.00 |
| Public Park Area | \$0.00 | \$12,430.00 |
| Walls | | |
| Repair/Maintenance/Graffiti Control | \$400.00 | \$400.00 |
| Replacement Reserve | <u>\$3,000.00</u> | <u>\$3,000.00</u> |
| Subtotal Walls | \$3,400.00 | \$3,400.00 |
| Subtotal Operation Costs | \$19,273.00 | \$31,703.00 |
| DISTRICT ADMINISTRATION COSTS | | |
| Annual Engineer's Report | \$4,000.00 | \$4,000.00 |
| Publication | \$100.00 | \$100.00 |
| City Administration Fee | \$2,000.00 | \$2,000.00 |
| County Administration Fee | <u>\$900.00</u> | <u>\$900.00</u> |
| Est. Total Administration Costs | \$7,000.00 | \$7,000.00 |
| Est. Contingency | \$1,391.00 | \$1,862.00 |
| Total Estimated Revenue Required for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total Appropriation Required from Existing Fund Balance | \$0.00 | \$0.00 |
| Total Estimated Assessment for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total dueF | 133 | 133 |
| Assessment per dueF | \$208.00 | \$305.00 |
| Maximum Annual Assessment | | \$305.00 |

**EXHIBIT 5
ASSESSMENT ROLL
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 49 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 49 | \$208.00 | \$305.00 |
| 50 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 50 | \$208.00 | \$305.00 |
| 51 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 51 | \$208.00 | \$305.00 |
| 52 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 52 | \$208.00 | \$305.00 |
| 53 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 53 | \$208.00 | \$305.00 |
| 54 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 54 | \$208.00 | \$305.00 |
| 55 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 55 | \$208.00 | \$305.00 |
| 56 | 058-520-01 | Century Meadows One, Unit No. 2 | Lot No. 56 | \$208.00 | \$305.00 |
| 57 | 058-520-02 | Century Meadows One, Unit No. 2 | Lot No. 57 | \$208.00 | \$305.00 |
| 58 | 058-520-03 | Century Meadows One, Unit No. 2 | Lot No. 58 | \$208.00 | \$305.00 |
| 59 | 058-520-04 | Century Meadows One, Unit No. 2 | Lot No. 59 | \$208.00 | \$305.00 |
| 60 | 058-520-05 | Century Meadows One, Unit No. 2 | Lot No. 60 | \$208.00 | \$305.00 |
| 61 | 058-520-06 | Century Meadows One, Unit No. 2 | Lot No. 61 | \$208.00 | \$305.00 |
| 62 | 058-520-07 | Century Meadows One, Unit No. 2 | Lot No. 62 | \$208.00 | \$305.00 |
| 63 | 058-520-08 | Century Meadows One, Unit No. 2 | Lot No. 63 | \$208.00 | \$305.00 |
| 64 | 058-520-09 | Century Meadows One, Unit No. 2 | Lot No. 64 | \$208.00 | \$305.00 |
| 65 | 058-520-10 | Century Meadows One, Unit No. 2 | Lot No. 65 | \$208.00 | \$305.00 |
| 66 | 058-520-11 | Century Meadows One, Unit No. 2 | Lot No. 66 | \$208.00 | \$305.00 |
| 67 | 058-520-12 | Century Meadows One, Unit No. 2 | Lot No. 67 | \$208.00 | \$305.00 |
| 68 | 058-520-13 | Century Meadows One, Unit No. 2 | Lot No. 68 | \$208.00 | \$305.00 |
| 69 | 058-520-14 | Century Meadows One, Unit No. 2 | Lot No. 69 | \$208.00 | \$305.00 |
| 70 | 058-520-15 | Century Meadows One, Unit No. 2 | Lot No. 70 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 71 | 058-520-16 | Century Meadows One, Unit No. 2 | Lot No. 71 | \$208.00 | \$305.00 |
| 72 | 058-520-17 | Century Meadows One, Unit No. 2 | Lot No. 72 | \$208.00 | \$305.00 |
| 73 | 058-520-18 | Century Meadows One, Unit No. 2 | Lot No. 73 | \$208.00 | \$305.00 |
| 74 | 058-520-19 | Century Meadows One, Unit No. 2 | Lot No. 74 | \$208.00 | \$305.00 |
| 75 | 058-520-20 | Century Meadows One, Unit No. 2 | Lot No. 75 | \$208.00 | \$305.00 |
| 76 | 058-520-21 | Century Meadows One, Unit No. 2 | Lot No. 76 | \$208.00 | \$305.00 |
| 77 | 058-520-22 | Century Meadows One, Unit No. 2 | Lot No. 77 | \$208.00 | \$305.00 |
| 78 | 058-520-23 | Century Meadows One, Unit No. 2 | Lot No. 78 | \$208.00 | \$305.00 |
| 79 | 058-520-24 | Century Meadows One, Unit No. 2 | Lot No. 79 | \$208.00 | \$305.00 |
| 80 | 058-520-25 | Century Meadows One, Unit No. 2 | Lot No. 80 | \$208.00 | \$305.00 |
| 81 | 058-520-26 | Century Meadows One, Unit No. 2 | Lot No. 81 | \$208.00 | \$305.00 |
| 82 | 058-520-27 | Century Meadows One, Unit No. 2 | Lot No. 82 | \$208.00 | \$305.00 |
| 83 | 058-520-28 | Century Meadows One, Unit No. 2 | Lot No. 83 | \$208.00 | \$305.00 |
| 84 | 058-520-29 | Century Meadows One, Unit No. 2 | Lot No. 84 | \$208.00 | \$305.00 |
| 85 | 058-520-30 | Century Meadows One, Unit No. 2 | Lot No. 85 | \$208.00 | \$305.00 |
| 86 | 058-520-31 | Century Meadows One, Unit No. 2 | Lot No. 86 | \$208.00 | \$305.00 |
| 87 | 058-520-32 | Century Meadows One, Unit No. 2 | Lot No. 87 | \$208.00 | \$305.00 |
| 88 | 058-520-33 | Century Meadows One, Unit No. 2 | Lot No. 88 | \$208.00 | \$305.00 |
| 89 | 058-520-34 | Century Meadows One, Unit No. 2 | Lot No. 89 | \$208.00 | \$305.00 |
| 90 | 058-520-35 | Century Meadows One, Unit No. 2 | Lot No. 90 | \$208.00 | \$305.00 |
| 91 | 058-520-36 | Century Meadows One, Unit No. 2 | Lot No. 91 | \$208.00 | \$305.00 |
| 92 | 058-520-37 | Century Meadows One, Unit No. 2 | Lot No. 92 | \$208.00 | \$305.00 |
| 93 | 058-520-38 | Century Meadows One, Unit No. 2 | Lot No. 93 | \$208.00 | \$305.00 |
| 94 | 058-520-39 | Century Meadows One, Unit No. 2 | Lot No. 94 | \$208.00 | \$305.00 |
| 95 | 058-520-40 | Century Meadows One, Unit No. 2 | Lot No. 95 | \$208.00 | \$305.00 |
| 96 | 058-520-41 | Century Meadows One, Unit No. 2 | Lot No. 96 | \$208.00 | \$305.00 |
| 97 | 058-520-42 | Century Meadows One, Unit No. 2 | Lot No. 97 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 98 | 058-520-43 | Century Meadows One, Unit No. 2 | Lot No. 98 | \$208.00 | \$305.00 |
| 99 | 058-520-44 | Century Meadows One, Unit No. 2 | Lot No. 99 | \$208.00 | \$305.00 |
| 100 | 058-520-45 | Century Meadows One, Unit No. 2 | Lot No. 100 | \$208.00 | \$305.00 |
| 101 | 058-520-46 | Century Meadows One, Unit No. 2 | Lot No. 101 | \$208.00 | \$305.00 |
| 102 | 058-520-47 | Century Meadows One, Unit No. 2 | Lot No. 102 | \$208.00 | \$305.00 |
| 103 | 058-520-48 | Century Meadows One, Unit No. 2 | Lot No. 103 | \$208.00 | \$305.00 |
| 104 | 058-520-49 | Century Meadows One, Unit No. 2 | Lot No. 104 | \$208.00 | \$305.00 |
| 105 | 058-520-50 | Century Meadows One, Unit No. 2 | Lot No. 105 | \$208.00 | \$305.00 |
| 106 | 058-520-51 | Century Meadows One, Unit No. 2 | Lot No. 106 | \$208.00 | \$305.00 |
| 107 | 058-520-52 | Century Meadows One, Unit No. 2 | Lot No. 107 | \$208.00 | \$305.00 |
| 108 | 058-520-53 | Century Meadows One, Unit No. 2 | Lot No. 108 | \$208.00 | \$305.00 |
| 109 | 058-520-54 | Century Meadows One, Unit No. 2 | Lot No. 109 | \$208.00 | \$305.00 |
| 110 | 058-520-55 | Century Meadows One, Unit No. 2 | Lot No. 110 | \$208.00 | \$305.00 |
| 111 | 058-520-56 | Century Meadows One, Unit No. 2 | Lot No. 111 | \$208.00 | \$305.00 |
| 112 | 058-520-57 | Century Meadows One, Unit No. 2 | Lot No. 112 | \$208.00 | \$305.00 |
| 113 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 113 | \$208.00 | \$305.00 |
| 114 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 114 | \$208.00 | \$305.00 |
| 115 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 115 | \$208.00 | \$305.00 |
| 116 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 116 | \$208.00 | \$305.00 |
| 117 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 117 | \$208.00 | \$305.00 |
| 118 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 118 | \$208.00 | \$305.00 |
| 119 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 119 | \$208.00 | \$305.00 |
| 120 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 120 | \$208.00 | \$305.00 |
| 121 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 121 | \$208.00 | \$305.00 |
| 122 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 122 | \$208.00 | \$305.00 |
| 123 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 123 | \$208.00 | \$305.00 |
| 124 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 124 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 125 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 125 | \$208.00 | \$305.00 |
| 126 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 126 | \$208.00 | \$305.00 |
| 127 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 127 | \$208.00 | \$305.00 |
| 128 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 128 | \$208.00 | \$305.00 |
| 129 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 129 | \$208.00 | \$305.00 |
| 130 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 130 | \$208.00 | \$305.00 |
| 131 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 131 | \$208.00 | \$305.00 |
| 132 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 132 | \$208.00 | \$305.00 |
| 133 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 133 | \$208.00 | \$305.00 |
| 134 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 134 | \$208.00 | \$305.00 |
| 135 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 135 | \$208.00 | \$305.00 |
| 136 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 136 | \$208.00 | \$305.00 |
| 137 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 137 | \$208.00 | \$305.00 |
| 138 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 138 | \$208.00 | \$305.00 |
| 139 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 139 | \$208.00 | \$305.00 |
| 140 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 140 | \$208.00 | \$305.00 |
| 141 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 141 | \$208.00 | \$305.00 |
| 142 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 142 | \$208.00 | \$305.00 |
| 143 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 143 | \$208.00 | \$305.00 |
| 144 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 144 | \$208.00 | \$305.00 |
| 145 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 145 | \$208.00 | \$305.00 |
| 146 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 146 | \$208.00 | \$305.00 |
| 147 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 147 | \$208.00 | \$305.00 |
| 148 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 148 | \$208.00 | \$305.00 |
| 149 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 149 | \$208.00 | \$305.00 |
| 150 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 150 | \$208.00 | \$305.00 |
| 151 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 151 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 152 | 058-210-27, 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 152 | \$208.00 | \$305.00 |
| 153 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 153 | \$208.00 | \$305.00 |
| 154 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 154 | \$208.00 | \$305.00 |
| 155 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 155 | \$208.00 | \$305.00 |
| 156 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 156 | \$208.00 | \$305.00 |
| 157 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 157 | \$208.00 | \$305.00 |
| 158 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 158 | \$208.00 | \$305.00 |
| 159 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 159 | \$208.00 | \$305.00 |
| 160 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 160 | \$208.00 | \$305.00 |
| 161 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 161 | \$208.00 | \$305.00 |
| 162 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 162 | \$208.00 | \$305.00 |
| 163 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 163 | \$208.00 | \$305.00 |
| 164 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 164 | \$208.00 | \$305.00 |
| 165 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 165 | \$208.00 | \$305.00 |
| 166 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 166 | \$208.00 | \$305.00 |
| 167 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 167 | \$208.00 | \$305.00 |
| 168 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 168 | \$208.00 | \$305.00 |
| 169 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 169 | \$208.00 | \$305.00 |
| 170 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 170 | \$208.00 | \$305.00 |
| 171 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 171 | \$208.00 | \$305.00 |
| 172 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 172 | \$208.00 | \$305.00 |
| 173 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 173 | \$208.00 | \$305.00 |
| 174 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 174 | \$208.00 | \$305.00 |
| 175 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 175 | \$208.00 | \$305.00 |
| 176 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 176 | \$208.00 | \$305.00 |
| 177 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 177 | \$208.00 | \$305.00 |
| 178 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 178 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|---------------------------|---------------------------------------|------------------------------------|----------------|---|---|
| 179 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 179 | \$208.00 | \$305.00 |
| 180 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 180 | \$208.00 | \$305.00 |
| 181 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 181 | \$208.00 | \$305.00 |

RESOLUTION NO. 2003-226

A RESOLUTION OF THE LODI CITY COUNCIL MAKING PRELIMINARY
DETERMINATION TO ANNEX TERRITORY TO A MAINTENANCE ASSESSMENT
DISTRICT, TO FORM A ZONE, TO LEVY AN ANNUAL ASSESSMENT FOR COSTS
INCURRED AND PRELIMINARY APPROVAL OF ENGINEER'S REPORT

CENTURY MEADOWS ONE-ZONE 2
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(LANDSCAPING AND LIGHTING ACT OF 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex territory to an existing assessment district, to form a Zone, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code, Section 22500, et seq.) (the "Act").
2. The improvements to be installed and/or maintained in the territory to be annexed are generally described in Exhibit A attached hereto and incorporated herein as though set out in full.
3. The territory to be annexed shall be known as Century Meadows One-Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed Century Meadows One, Units 2 and 3, a residential area comprising 133 lots, eastern and northeastern boundary borders along the south and west side of Woodbridge Irrigation District Canal. The southern boundary is the north side of Harney Lane from the canal west. The westerly boundary runs north from Harney Lane through the center of Murifield Drive along Century Meadows Two Unit 4 and borders Century Meadows One Unit 1 to the north in the City of Lodi, California.
4. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, is hereby directed to prepare and file a report in accordance with Article 4 (commencing with Section 22565 of Chapter 1 of Streets and Highways Code.)
5. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., designated engineer, in accordance with the City Council's directive herein, has filed with the City Clerk the Report required by the Act which Report is hereby preliminarily approved.

Dated: December 3, 2003

I hereby certify that Resolution No. 2003-226 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 3, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – None
ABSTAIN: COUNCIL MEMBERS – None

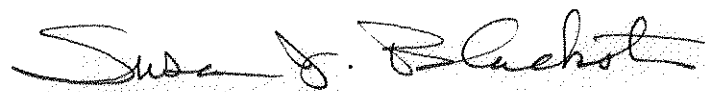

SUSAN J. BLACKSTON
City Clerk

EXHIBIT A

EXHIBIT 1

Description of Improvements to be maintained for Century Meadows One Units 2 & 3

- A. A masonry wall and 13.5 feet wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,661 lineal feet.
- B. Street parkway trees located within the public streets within the Zone 2 boundary.
- C. Public park land area of 0.820 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.5 acres per thousand persons served.

Exhibit 2

City of Lodi LLD

Century Meadows One, Zone 2

Landscape Maintenance Assessment District Annexation and Zone 2 Budget Election

Time Table

| <u>Date</u> | <u>Activity/Tasks</u> |
|--------------------------|---|
| November 21, 2003 | Distribution of preliminary draft Engineer's Report |
| November 21, 2003 | Initial Resolutions to City Council Communication, Finalized Engineer's Report |
| December 3, 2003 | City Council Meeting to: Resolution of Preliminary Determination to Annex to Consolidated District, Form Zone 2 Resolution of Intention (sets Public Hearing and date of Election on January 21, 2004) |
| December 8, 2003 | Last day to Mail Notice and Ballot |
| January 9, 2004 | Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zone 2 Tally vote/Declare results Council Communication |
| January 21, 2004 | Last day to receive Ballots |
| January 21, 2004 | City Council meeting to: Public Hearing/Tally vote/Declare results Annex to Consolidated District, Zone 2 |

EXHIBIT 3

**ENGINEER'S REPORT
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

NOVEMBER 2003

**ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR**

**CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)**

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:

Michael T. Persak
RCE 44908

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

November 24, 2003

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Century Meadows One) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2.

BACKGROUND

The Century Meadows One zone consists of a 133-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by K&W Development, LLC. This report is relative to the proposed Century Meadows One Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Century Meadows One development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Century Meadows One project, when completed, will include an estimated 133 single-family residential lots.

ASSESSMENT DISTRICT AREA

The area of Century Meadows One is described as all of the property within the following assessor's parcels identified by assessor's number (APN):

| <u>Book</u> | <u>Page</u> | <u>Parcel</u> |
|-------------|-------------|---------------|
| 058 | 520 | 1-57 |
| 058 | 210 | 25, 27, 28 |

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Century Meadows One Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet No. 1 of the assessment diagrams is a simple overall boundary map. Sheet Nos. 2 and 3 are the County Assessor's maps and are incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Century Meadows One Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Century Meadows One Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30 or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion (see Exhibit D).

1. Description of Improvements for Future Development

- A. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 lineal feet.
- B. Street parkway trees located within the public street within the District Zone 2 boundary.
- C. Public park land area of 1.24 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Century Meadows One Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Century Meadows One recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office uses shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Unit 2, lots 56-112, and Unit 3, lots 49-55 and 113-181, in Century Meadows One shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving this subdivision has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, maintenance of walls, rebuilding damaged walls, removal of graffiti, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

| <u>OPERATION OF COSTS</u> | <u>FY 2004-05 ESTIMATED ASSESSMENT AMOUNT</u> | <u>FY 2004-05 MAXIMUM ASSESSMENT AMOUNT</u> |
|--------------------------------------|---|---|
| Landscape | | |
| Maintenance | \$8,313.00 | \$8,313.00 |
| Repair/Replacement | \$1,050.00 | \$1,050.00 |
| Water | \$400.00 | \$400.00 |
| Electricity | \$300.00 | \$300.00 |
| Replacement Reserve | <u>\$400.00</u> | <u>\$400.00</u> |
| Subtotal Landscape | \$10,463.00 | \$10,463.00 |
| Street Trees | \$5,410.00 | \$5,410.00 |
| Future Park Site | \$0.00 | \$12,430.00 |
| Walls | | |
| Repair/Maintenance/Graffiti Control | \$400.00 | \$400.00 |
| Replacement Reserve | <u>\$3,000.00</u> | <u>\$3,000.00</u> |
| Subtotal Walls | \$3,400.00 | \$3,400.00 |
| Est. Subtotal Operation Costs | \$19,273.00 | \$31,703.00 |

| <u>OPERATION OF COSTS</u> | FY 2004-05 ESTIMATED ASSESSMENT AMOUNT | FY 2004-05 MAXIMUM ASSESSMENT AMOUNT |
|---|---|---|
| DISTRICT ADMINISTRATION COSTS | | |
| Annual Engineer's Report | \$4,000.00 | \$4,000.00 |
| Publication | \$100.00 | \$100.00 |
| City Administration Fee | \$2,000.00 | \$2,000.00 |
| County Administration Fee | <u>\$900.00</u> | <u>\$900.00</u> |
| Est. Total Administration Costs | \$7,000.00 | \$7,000.00 |
| Est. Contingency | \$1,391.00 | \$1,862.00 |
| Total Estimated Revenue Required for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total Appropriation Required from Existing Fund Balance | \$0.00 | \$0.00 |
| Total Estimated Assessment for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total dueF | 133 | 133 |
| Assessment per dueF | \$208.00 | \$305.00 |
| MAXIMUM ANNUAL ASSESSMENT | | \$305.00 |

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

| Assessment No. | APN No. | Future Lot Nos. | Owner | No. of Residential Lots | 2004-2005 Est. Assessment Amount | 2004-2005 Max. Annual Assessment Amount |
|----------------|----------------|---------------------|----------------------|-------------------------|----------------------------------|---|
| 1 | 058-520-1-57 | Unit 2, Lots 56-112 | K&W Development, LLC | 57 | \$11,856.00 | \$17,385.00 |
| 2 | 058-210-25 | Unit 3, Lots 49-55, | K&W Development, LLC | 7 | \$1,456.00 | \$2,135.00 |
| 3 | 058-210-27, 28 | Lots 113-181 | K&W Development, LLC | 69 | \$14,352.00 | \$21,045.00 |
| Total | | | | 133 | \$27,664.00 | \$40,565.00 |

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 1. The proposed subdivision will yield approximately 133 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY:
Michael T. Persak
RCE 44908

EXHIBIT A
ASSESSMENT ROLL
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 49 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 49 | \$208.00 | \$305.00 |
| 50 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 50 | \$208.00 | \$305.00 |
| 51 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 51 | \$208.00 | \$305.00 |
| 52 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 52 | \$208.00 | \$305.00 |
| 53 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 53 | \$208.00 | \$305.00 |
| 54 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 54 | \$208.00 | \$305.00 |
| 55 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 55 | \$208.00 | \$305.00 |
| 56 | 058-520-01 | Century Meadows One, Unit No. 2 | Lot No. 56 | \$208.00 | \$305.00 |
| 57 | 058-520-02 | Century Meadows One, Unit No. 2 | Lot No. 57 | \$208.00 | \$305.00 |
| 58 | 058-520-03 | Century Meadows One, Unit No. 2 | Lot No. 58 | \$208.00 | \$305.00 |
| 59 | 058-520-04 | Century Meadows One, Unit No. 2 | Lot No. 59 | \$208.00 | \$305.00 |
| 60 | 058-520-05 | Century Meadows One, Unit No. 2 | Lot No. 60 | \$208.00 | \$305.00 |
| 61 | 058-520-06 | Century Meadows One, Unit No. 2 | Lot No. 61 | \$208.00 | \$305.00 |
| 62 | 058-520-07 | Century Meadows One, Unit No. 2 | Lot No. 62 | \$208.00 | \$305.00 |
| 63 | 058-520-08 | Century Meadows One, Unit No. 2 | Lot No. 63 | \$208.00 | \$305.00 |
| 64 | 058-520-09 | Century Meadows One, Unit No. 2 | Lot No. 64 | \$208.00 | \$305.00 |
| 65 | 058-520-10 | Century Meadows One, Unit No. 2 | Lot No. 65 | \$208.00 | \$305.00 |
| 66 | 058-520-11 | Century Meadows One, Unit No. 2 | Lot No. 66 | \$208.00 | \$305.00 |
| 67 | 058-520-12 | Century Meadows One, Unit No. 2 | Lot No. 67 | \$208.00 | \$305.00 |
| 68 | 058-520-13 | Century Meadows One, Unit No. 2 | Lot No. 68 | \$208.00 | \$305.00 |
| 69 | 058-520-14 | Century Meadows One, Unit No. 2 | Lot No. 69 | \$208.00 | \$305.00 |
| 70 | 058-520-15 | Century Meadows One, Unit No. 2 | Lot No. 70 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 71 | 058-520-16 | Century Meadows One, Unit No. 2 | Lot No. 71 | \$208.00 | \$305.00 |
| 72 | 058-520-17 | Century Meadows One, Unit No. 2 | Lot No. 72 | \$208.00 | \$305.00 |
| 73 | 058-520-18 | Century Meadows One, Unit No. 2 | Lot No. 73 | \$208.00 | \$305.00 |
| 74 | 058-520-19 | Century Meadows One, Unit No. 2 | Lot No. 74 | \$208.00 | \$305.00 |
| 75 | 058-520-20 | Century Meadows One, Unit No. 2 | Lot No. 75 | \$208.00 | \$305.00 |
| 76 | 058-520-21 | Century Meadows One, Unit No. 2 | Lot No. 76 | \$208.00 | \$305.00 |
| 77 | 058-520-22 | Century Meadows One, Unit No. 2 | Lot No. 77 | \$208.00 | \$305.00 |
| 78 | 058-520-23 | Century Meadows One, Unit No. 2 | Lot No. 78 | \$208.00 | \$305.00 |
| 79 | 058-520-24 | Century Meadows One, Unit No. 2 | Lot No. 79 | \$208.00 | \$305.00 |
| 80 | 058-520-25 | Century Meadows One, Unit No. 2 | Lot No. 80 | \$208.00 | \$305.00 |
| 81 | 058-520-26 | Century Meadows One, Unit No. 2 | Lot No. 81 | \$208.00 | \$305.00 |
| 82 | 058-520-27 | Century Meadows One, Unit No. 2 | Lot No. 82 | \$208.00 | \$305.00 |
| 83 | 058-520-28 | Century Meadows One, Unit No. 2 | Lot No. 83 | \$208.00 | \$305.00 |
| 84 | 058-520-29 | Century Meadows One, Unit No. 2 | Lot No. 84 | \$208.00 | \$305.00 |
| 85 | 058-520-30 | Century Meadows One, Unit No. 2 | Lot No. 85 | \$208.00 | \$305.00 |
| 86 | 058-520-31 | Century Meadows One, Unit No. 2 | Lot No. 86 | \$208.00 | \$305.00 |
| 87 | 058-520-32 | Century Meadows One, Unit No. 2 | Lot No. 87 | \$208.00 | \$305.00 |
| 88 | 058-520-33 | Century Meadows One, Unit No. 2 | Lot No. 88 | \$208.00 | \$305.00 |
| 89 | 058-520-34 | Century Meadows One, Unit No. 2 | Lot No. 89 | \$208.00 | \$305.00 |
| 90 | 058-520-35 | Century Meadows One, Unit No. 2 | Lot No. 90 | \$208.00 | \$305.00 |
| 91 | 058-520-36 | Century Meadows One, Unit No. 2 | Lot No. 91 | \$208.00 | \$305.00 |
| 92 | 058-520-37 | Century Meadows One, Unit No. 2 | Lot No. 92 | \$208.00 | \$305.00 |
| 93 | 058-520-38 | Century Meadows One, Unit No. 2 | Lot No. 93 | \$208.00 | \$305.00 |
| 94 | 058-520-39 | Century Meadows One, Unit No. 2 | Lot No. 94 | \$208.00 | \$305.00 |
| 95 | 058-520-40 | Century Meadows One, Unit No. 2 | Lot No. 95 | \$208.00 | \$305.00 |
| 96 | 058-520-41 | Century Meadows One, Unit No. 2 | Lot No. 96 | \$208.00 | \$305.00 |
| 97 | 058-520-42 | Century Meadows One, Unit No. 2 | Lot No. 97 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 98 | 058-520-43 | Century Meadows One, Unit No. 2 | Lot No. 98 | \$208.00 | \$305.00 |
| 99 | 058-520-44 | Century Meadows One, Unit No. 2 | Lot No. 99 | \$208.00 | \$305.00 |
| 100 | 058-520-45 | Century Meadows One, Unit No. 2 | Lot No. 100 | \$208.00 | \$305.00 |
| 101 | 058-520-46 | Century Meadows One, Unit No. 2 | Lot No. 101 | \$208.00 | \$305.00 |
| 102 | 058-520-47 | Century Meadows One, Unit No. 2 | Lot No. 102 | \$208.00 | \$305.00 |
| 103 | 058-520-48 | Century Meadows One, Unit No. 2 | Lot No. 103 | \$208.00 | \$305.00 |
| 104 | 058-520-49 | Century Meadows One, Unit No. 2 | Lot No. 104 | \$208.00 | \$305.00 |
| 105 | 058-520-50 | Century Meadows One, Unit No. 2 | Lot No. 105 | \$208.00 | \$305.00 |
| 106 | 058-520-51 | Century Meadows One, Unit No. 2 | Lot No. 106 | \$208.00 | \$305.00 |
| 107 | 058-520-52 | Century Meadows One, Unit No. 2 | Lot No. 107 | \$208.00 | \$305.00 |
| 108 | 058-520-53 | Century Meadows One, Unit No. 2 | Lot No. 108 | \$208.00 | \$305.00 |
| 109 | 058-520-54 | Century Meadows One, Unit No. 2 | Lot No. 109 | \$208.00 | \$305.00 |
| 110 | 058-520-55 | Century Meadows One, Unit No. 2 | Lot No. 110 | \$208.00 | \$305.00 |
| 111 | 058-520-56 | Century Meadows One, Unit No. 2 | Lot No. 111 | \$208.00 | \$305.00 |
| 112 | 058-520-57 | Century Meadows One, Unit No. 2 | Lot No. 112 | \$208.00 | \$305.00 |
| 113 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 113 | \$208.00 | \$305.00 |
| 114 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 114 | \$208.00 | \$305.00 |
| 115 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 115 | \$208.00 | \$305.00 |
| 116 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 116 | \$208.00 | \$305.00 |
| 117 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 117 | \$208.00 | \$305.00 |
| 118 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 118 | \$208.00 | \$305.00 |
| 119 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 119 | \$208.00 | \$305.00 |
| 120 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 120 | \$208.00 | \$305.00 |
| 121 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 121 | \$208.00 | \$305.00 |
| 122 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 122 | \$208.00 | \$305.00 |
| 123 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 123 | \$208.00 | \$305.00 |
| 124 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 124 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 125 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 125 | \$208.00 | \$305.00 |
| 126 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 126 | \$208.00 | \$305.00 |
| 127 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 127 | \$208.00 | \$305.00 |
| 128 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 128 | \$208.00 | \$305.00 |
| 129 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 129 | \$208.00 | \$305.00 |
| 130 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 130 | \$208.00 | \$305.00 |
| 131 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 131 | \$208.00 | \$305.00 |
| 132 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 132 | \$208.00 | \$305.00 |
| 133 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 133 | \$208.00 | \$305.00 |
| 134 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 134 | \$208.00 | \$305.00 |
| 135 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 135 | \$208.00 | \$305.00 |
| 136 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 136 | \$208.00 | \$305.00 |
| 137 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 137 | \$208.00 | \$305.00 |
| 138 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 138 | \$208.00 | \$305.00 |
| 139 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 139 | \$208.00 | \$305.00 |
| 140 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 140 | \$208.00 | \$305.00 |
| 141 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 141 | \$208.00 | \$305.00 |
| 142 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 142 | \$208.00 | \$305.00 |
| 143 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 143 | \$208.00 | \$305.00 |
| 144 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 144 | \$208.00 | \$305.00 |
| 145 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 145 | \$208.00 | \$305.00 |
| 146 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 146 | \$208.00 | \$305.00 |
| 147 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 147 | \$208.00 | \$305.00 |
| 148 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 148 | \$208.00 | \$305.00 |
| 149 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 149 | \$208.00 | \$305.00 |
| 150 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 150 | \$208.00 | \$305.00 |
| 151 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 151 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 152 | 058-210-27, 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 152 | \$208.00 | \$305.00 |
| 153 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 153 | \$208.00 | \$305.00 |
| 154 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 154 | \$208.00 | \$305.00 |
| 155 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 155 | \$208.00 | \$305.00 |
| 156 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 156 | \$208.00 | \$305.00 |
| 157 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 157 | \$208.00 | \$305.00 |
| 158 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 158 | \$208.00 | \$305.00 |
| 159 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 159 | \$208.00 | \$305.00 |
| 160 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 160 | \$208.00 | \$305.00 |
| 161 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 161 | \$208.00 | \$305.00 |
| 162 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 162 | \$208.00 | \$305.00 |
| 163 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 163 | \$208.00 | \$305.00 |
| 164 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 164 | \$208.00 | \$305.00 |
| 165 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 165 | \$208.00 | \$305.00 |
| 166 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 166 | \$208.00 | \$305.00 |
| 167 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 167 | \$208.00 | \$305.00 |
| 168 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 168 | \$208.00 | \$305.00 |
| 169 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 169 | \$208.00 | \$305.00 |
| 170 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 170 | \$208.00 | \$305.00 |
| 171 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 171 | \$208.00 | \$305.00 |
| 172 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 172 | \$208.00 | \$305.00 |
| 173 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 173 | \$208.00 | \$305.00 |
| 174 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 174 | \$208.00 | \$305.00 |
| 175 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 175 | \$208.00 | \$305.00 |
| 176 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 176 | \$208.00 | \$305.00 |
| 177 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 177 | \$208.00 | \$305.00 |
| 178 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 178 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 179 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 179 | \$208.00 | \$305.00 |
| 180 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 180 | \$208.00 | \$305.00 |
| 181 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 181 | \$208.00 | \$305.00 |

CENTURY MEADOWS ONE BOUNDARY MAP

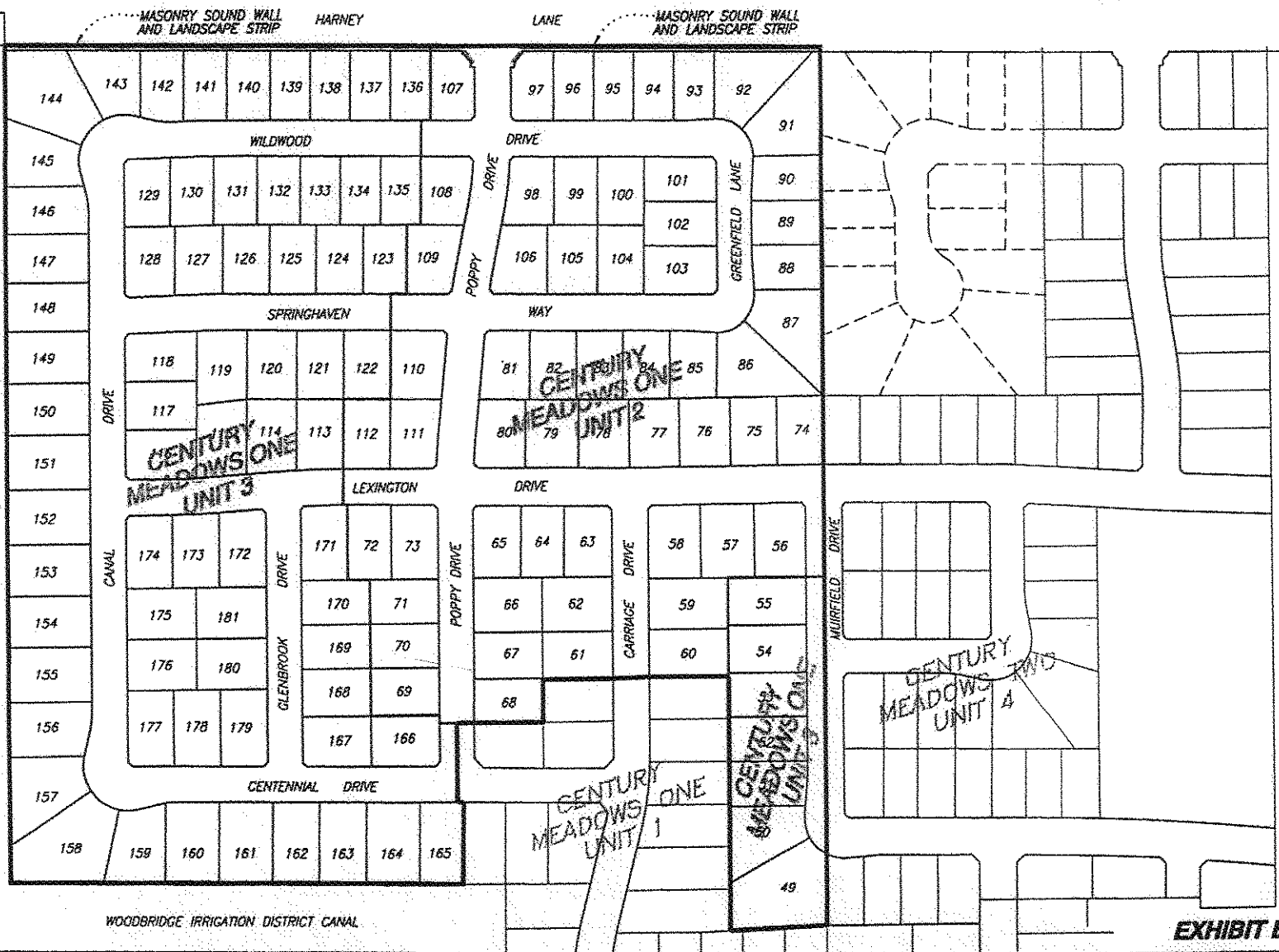
SCALE 1" = 150'

OVERALL DISTRICT BOUNDARY

PROPOSED IMPROVEMENTS
TO BE MAINTAINED

WOODBIDGE IRRIGATION DISTRICT CANAL

WOODBIDGE IRRIGATION DISTRICT CANAL



DATE 11/20/03

EXHIBIT B

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSMENT DISTRICTS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 31.64 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ASSESSMENT DISTRICT PARCEL NUMBER

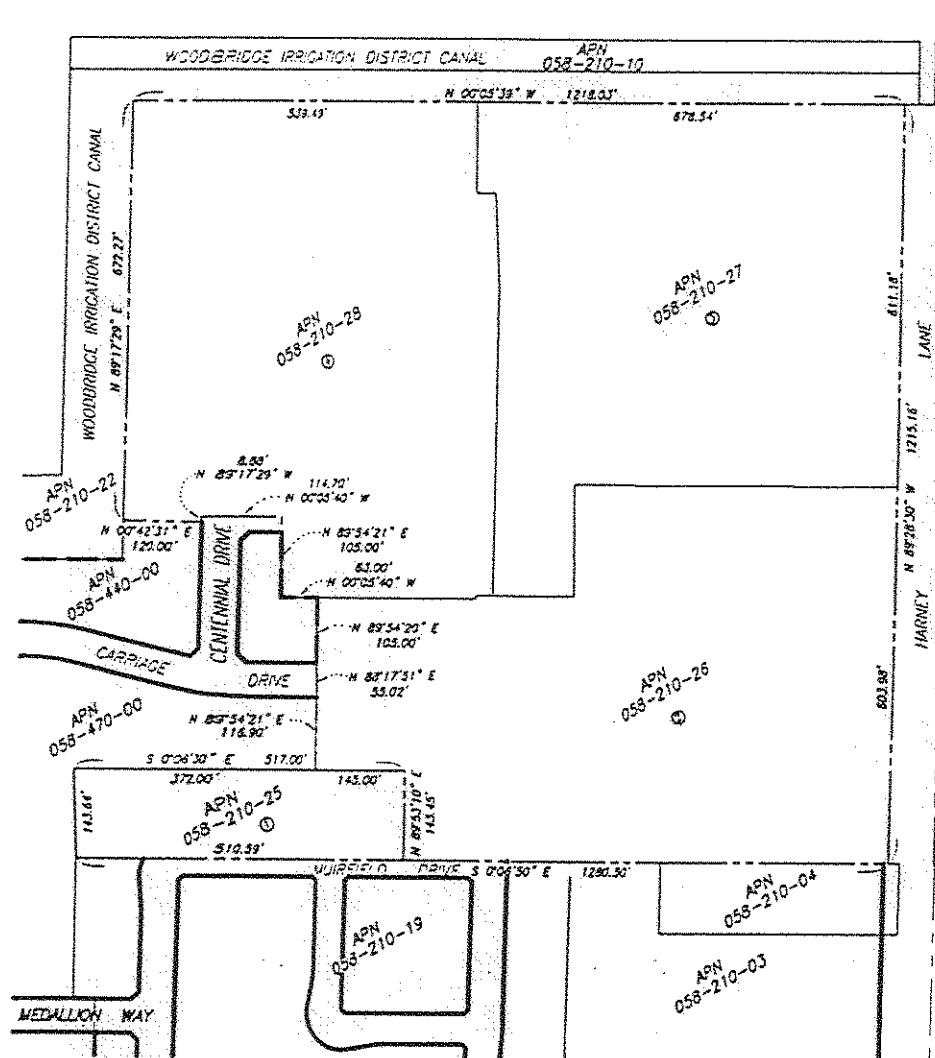
ASSESSMENT DIAGRAM INDEX

| BOOK | PAGE | PARTS |
|------|------|----------------|
| 058 | 210 | 25, 26, 27, 28 |

SCALE 1" = 100'

ASSESSMENT DIAGRAM, ZONE 2 CENTURY MEADOWS ONE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ O'CLOCK _____ IN BOOK _____ PAGE _____
OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PICES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY OF LODI, _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

EXHIBIT C

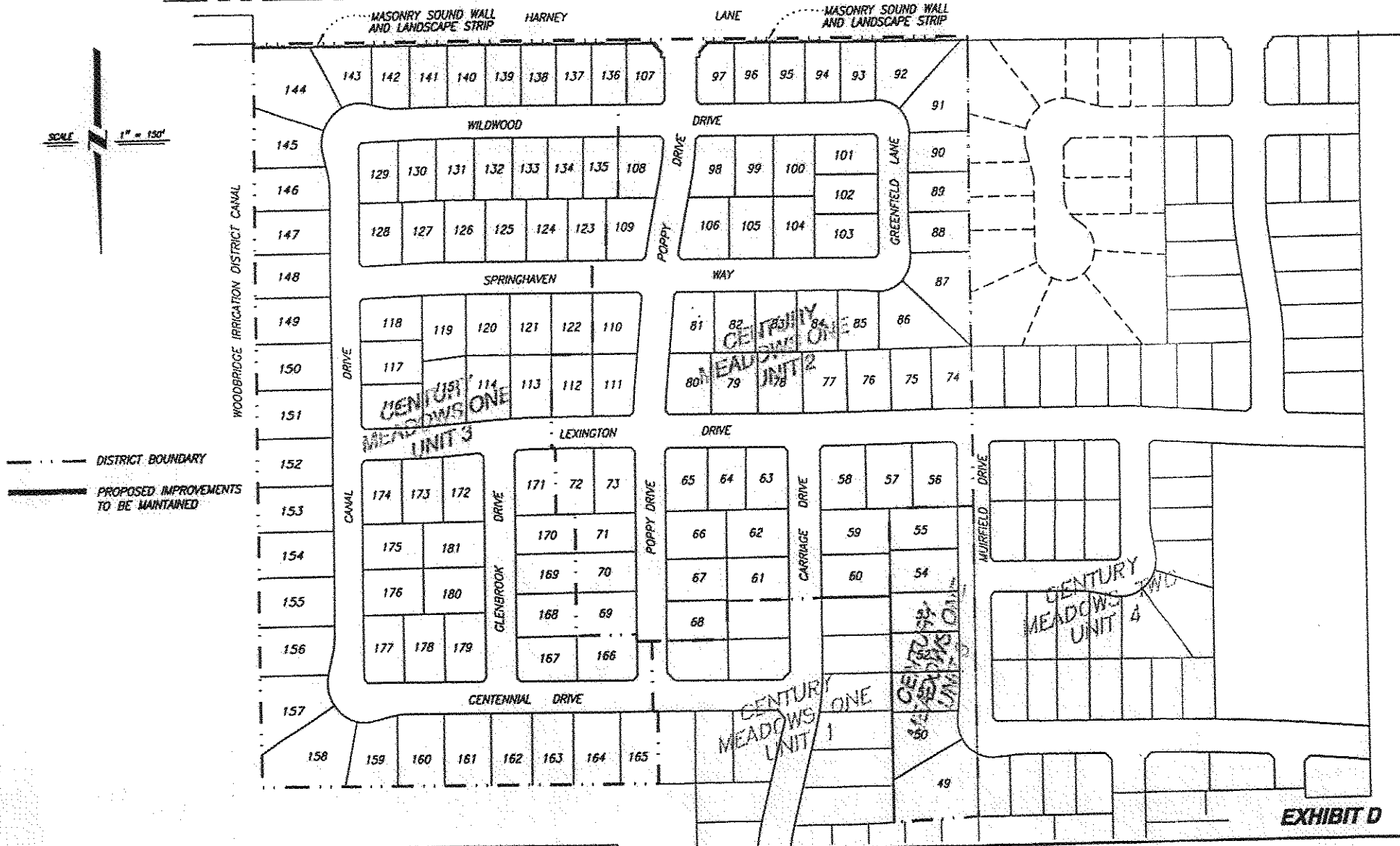
SHEET 1 OF 1



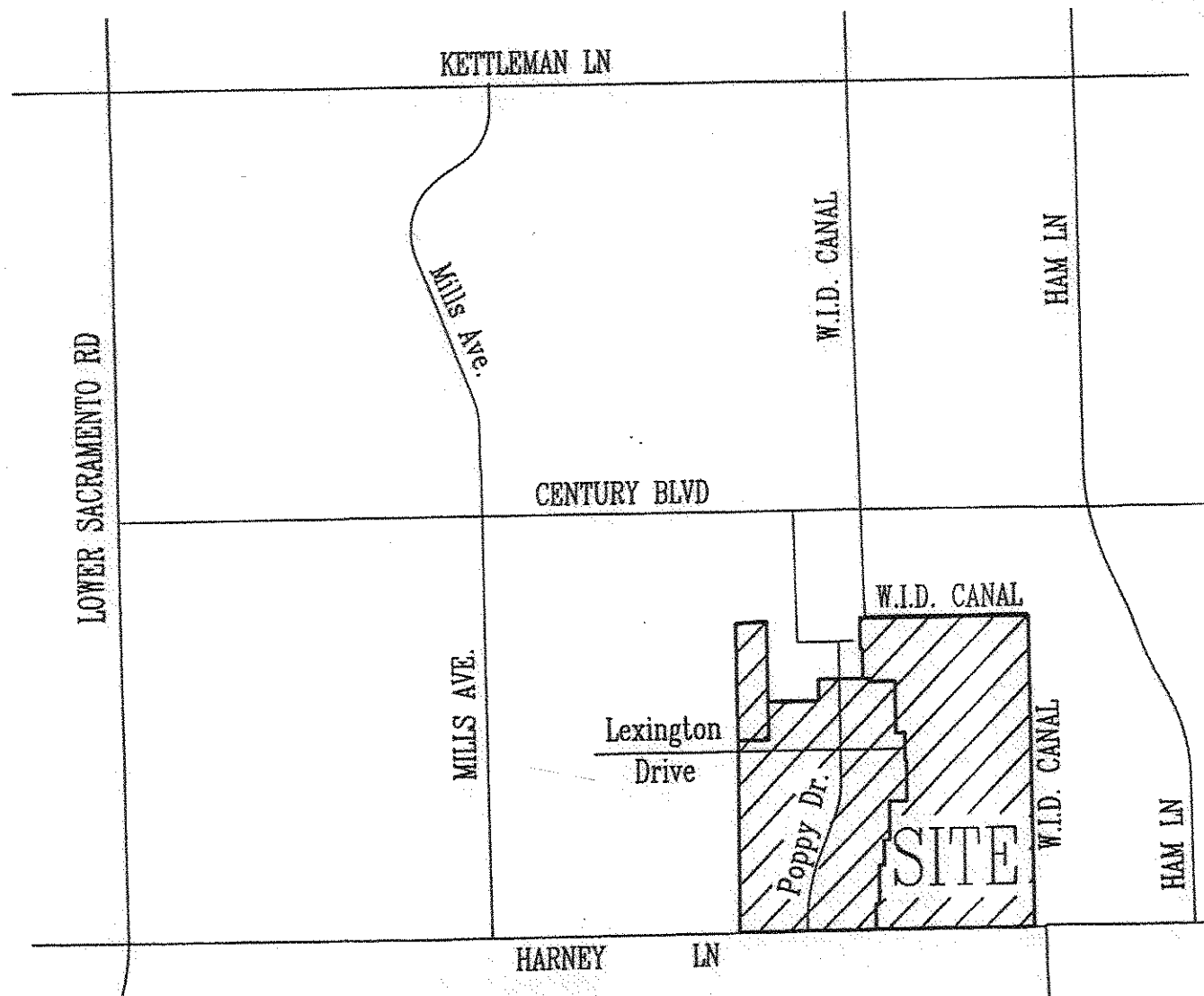
THOMPSON-HYSELL
ENGINEERS

1014 1/2TH STREET, SACRAMENTO, CA 95811 (916) 441-1000 FAX (916) 441-1001

CENTURY MEADOWS ONE AREAS TO BE MAINTAINED



**CENTURY MEADOWS ONE
VICINITY MAP**



VICINITY MAP
NOT TO SCALE

EXHIBIT E

Exhibit 4

SUMMARY OF ESTIMATED DISTRICT COSTS

| <u>OPERATION OF COSTS</u> | <u>FY 2004-05 ESTIMATED ASSESSMENT AMOUNT</u> | <u>FY -05 MAXIMUM ASSESSMENT AMOUNT</u> |
|---|---|---|
| Landscape | | |
| Maintenance | \$8,313.00 | \$8,313.00 |
| Repair/Replacement | \$1,050.00 | \$1,050.00 |
| Water | \$400.00 | \$400.00 |
| Electricity | \$300.00 | \$300.00 |
| Replacement Reserve | \$400.00 | \$400.00 |
| Subtotal Landscape | \$10,463.00 | \$10,463.00 |
| Street Trees | \$5,410.00 | \$5,410.00 |
| Public Park Area | \$0.00 | \$12,430.00 |
| Walls | | |
| Repair/Maintenance/Graffiti Control | \$400.00 | \$400.00 |
| Replacement Reserve | \$3,000.00 | \$3,000.00 |
| Subtotal Walls | \$3,400.00 | \$3,400.00 |
| Subtotal Operation Costs | \$19,273.00 | \$31,703.00 |
| DISTRICT ADMINISTRATION COSTS | | |
| Annual Engineer's Report | \$4,000.00 | \$4,000.00 |
| Publication | \$100.00 | \$100.00 |
| City Administration Fee | \$2,000.00 | \$2,000.00 |
| County Administration Fee | \$900.00 | \$900.00 |
| Est. Total Administration Costs | \$7,000.00 | \$7,000.00 |
| Est. Contingency | \$1,391.00 | \$1,862.00 |
| Total Estimated Revenue Required for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total Appropriation Required from Existing Fund Balance | \$0.00 | \$0.00 |
| Total Estimated Assessment for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total dueF | 133 | 133 |
| Assessment per dueF | \$208.00 | \$305.00 |
| Maximum Annual Assessment | | \$305.00 |

EXHIBIT 5
ASSESSMENT ROLL
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 49 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 49 | \$208.00 | \$305.00 |
| 50 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 50 | \$208.00 | \$305.00 |
| 51 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 51 | \$208.00 | \$305.00 |
| 52 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 52 | \$208.00 | \$305.00 |
| 53 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 53 | \$208.00 | \$305.00 |
| 54 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 54 | \$208.00 | \$305.00 |
| 55 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 55 | \$208.00 | \$305.00 |
| 56 | 058-520-01 | Century Meadows One, Unit No. 2 | Lot No. 56 | \$208.00 | \$305.00 |
| 57 | 058-520-02 | Century Meadows One, Unit No. 2 | Lot No. 57 | \$208.00 | \$305.00 |
| 58 | 058-520-03 | Century Meadows One, Unit No. 2 | Lot No. 58 | \$208.00 | \$305.00 |
| 59 | 058-520-04 | Century Meadows One, Unit No. 2 | Lot No. 59 | \$208.00 | \$305.00 |
| 60 | 058-520-05 | Century Meadows One, Unit No. 2 | Lot No. 60 | \$208.00 | \$305.00 |
| 61 | 058-520-06 | Century Meadows One, Unit No. 2 | Lot No. 61 | \$208.00 | \$305.00 |
| 62 | 058-520-07 | Century Meadows One, Unit No. 2 | Lot No. 62 | \$208.00 | \$305.00 |
| 63 | 058-520-08 | Century Meadows One, Unit No. 2 | Lot No. 63 | \$208.00 | \$305.00 |
| 64 | 058-520-09 | Century Meadows One, Unit No. 2 | Lot No. 64 | \$208.00 | \$305.00 |
| 65 | 058-520-10 | Century Meadows One, Unit No. 2 | Lot No. 65 | \$208.00 | \$305.00 |
| 66 | 058-520-11 | Century Meadows One, Unit No. 2 | Lot No. 66 | \$208.00 | \$305.00 |
| 67 | 058-520-12 | Century Meadows One, Unit No. 2 | Lot No. 67 | \$208.00 | \$305.00 |
| 68 | 058-520-13 | Century Meadows One, Unit No. 2 | Lot No. 68 | \$208.00 | \$305.00 |
| 69 | 058-520-14 | Century Meadows One, Unit No. 2 | Lot No. 69 | \$208.00 | \$305.00 |
| 70 | 058-520-15 | Century Meadows One, Unit No. 2 | Lot No. 70 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 71 | 058-520-16 | Century Meadows One, Unit No. 2 | Lot No. 71 | \$208.00 | \$305.00 |
| 72 | 058-520-17 | Century Meadows One, Unit No. 2 | Lot No. 72 | \$208.00 | \$305.00 |
| 73 | 058-520-18 | Century Meadows One, Unit No. 2 | Lot No. 73 | \$208.00 | \$305.00 |
| 74 | 058-520-19 | Century Meadows One, Unit No. 2 | Lot No. 74 | \$208.00 | \$305.00 |
| 75 | 058-520-20 | Century Meadows One, Unit No. 2 | Lot No. 75 | \$208.00 | \$305.00 |
| 76 | 058-520-21 | Century Meadows One, Unit No. 2 | Lot No. 76 | \$208.00 | \$305.00 |
| 77 | 058-520-22 | Century Meadows One, Unit No. 2 | Lot No. 77 | \$208.00 | \$305.00 |
| 78 | 058-520-23 | Century Meadows One, Unit No. 2 | Lot No. 78 | \$208.00 | \$305.00 |
| 79 | 058-520-24 | Century Meadows One, Unit No. 2 | Lot No. 79 | \$208.00 | \$305.00 |
| 80 | 058-520-25 | Century Meadows One, Unit No. 2 | Lot No. 80 | \$208.00 | \$305.00 |
| 81 | 058-520-26 | Century Meadows One, Unit No. 2 | Lot No. 81 | \$208.00 | \$305.00 |
| 82 | 058-520-27 | Century Meadows One, Unit No. 2 | Lot No. 82 | \$208.00 | \$305.00 |
| 83 | 058-520-28 | Century Meadows One, Unit No. 2 | Lot No. 83 | \$208.00 | \$305.00 |
| 84 | 058-520-29 | Century Meadows One, Unit No. 2 | Lot No. 84 | \$208.00 | \$305.00 |
| 85 | 058-520-30 | Century Meadows One, Unit No. 2 | Lot No. 85 | \$208.00 | \$305.00 |
| 86 | 058-520-31 | Century Meadows One, Unit No. 2 | Lot No. 86 | \$208.00 | \$305.00 |
| 87 | 058-520-32 | Century Meadows One, Unit No. 2 | Lot No. 87 | \$208.00 | \$305.00 |
| 88 | 058-520-33 | Century Meadows One, Unit No. 2 | Lot No. 88 | \$208.00 | \$305.00 |
| 89 | 058-520-34 | Century Meadows One, Unit No. 2 | Lot No. 89 | \$208.00 | \$305.00 |
| 90 | 058-520-35 | Century Meadows One, Unit No. 2 | Lot No. 90 | \$208.00 | \$305.00 |
| 91 | 058-520-36 | Century Meadows One, Unit No. 2 | Lot No. 91 | \$208.00 | \$305.00 |
| 92 | 058-520-37 | Century Meadows One, Unit No. 2 | Lot No. 92 | \$208.00 | \$305.00 |
| 93 | 058-520-38 | Century Meadows One, Unit No. 2 | Lot No. 93 | \$208.00 | \$305.00 |
| 94 | 058-520-39 | Century Meadows One, Unit No. 2 | Lot No. 94 | \$208.00 | \$305.00 |
| 95 | 058-520-40 | Century Meadows One, Unit No. 2 | Lot No. 95 | \$208.00 | \$305.00 |
| 96 | 058-520-41 | Century Meadows One, Unit No. 2 | Lot No. 96 | \$208.00 | \$305.00 |
| 97 | 058-520-42 | Century Meadows One, Unit No. 2 | Lot No. 97 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 98 | 058-520-43 | Century Meadows One, Unit No. 2 | Lot No. 98 | \$208.00 | \$305.00 |
| 99 | 058-520-44 | Century Meadows One, Unit No. 2 | Lot No. 99 | \$208.00 | \$305.00 |
| 100 | 058-520-45 | Century Meadows One, Unit No. 2 | Lot No. 100 | \$208.00 | \$305.00 |
| 101 | 058-520-46 | Century Meadows One, Unit No. 2 | Lot No. 101 | \$208.00 | \$305.00 |
| 102 | 058-520-47 | Century Meadows One, Unit No. 2 | Lot No. 102 | \$208.00 | \$305.00 |
| 103 | 058-520-48 | Century Meadows One, Unit No. 2 | Lot No. 103 | \$208.00 | \$305.00 |
| 104 | 058-520-49 | Century Meadows One, Unit No. 2 | Lot No. 104 | \$208.00 | \$305.00 |
| 105 | 058-520-50 | Century Meadows One, Unit No. 2 | Lot No. 105 | \$208.00 | \$305.00 |
| 106 | 058-520-51 | Century Meadows One, Unit No. 2 | Lot No. 106 | \$208.00 | \$305.00 |
| 107 | 058-520-52 | Century Meadows One, Unit No. 2 | Lot No. 107 | \$208.00 | \$305.00 |
| 108 | 058-520-53 | Century Meadows One, Unit No. 2 | Lot No. 108 | \$208.00 | \$305.00 |
| 109 | 058-520-54 | Century Meadows One, Unit No. 2 | Lot No. 109 | \$208.00 | \$305.00 |
| 110 | 058-520-55 | Century Meadows One, Unit No. 2 | Lot No. 110 | \$208.00 | \$305.00 |
| 111 | 058-520-56 | Century Meadows One, Unit No. 2 | Lot No. 111 | \$208.00 | \$305.00 |
| 112 | 058-520-57 | Century Meadows One, Unit No. 2 | Lot No. 112 | \$208.00 | \$305.00 |
| 113 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 113 | \$208.00 | \$305.00 |
| 114 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 114 | \$208.00 | \$305.00 |
| 115 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 115 | \$208.00 | \$305.00 |
| 116 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 116 | \$208.00 | \$305.00 |
| 117 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 117 | \$208.00 | \$305.00 |
| 118 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 118 | \$208.00 | \$305.00 |
| 119 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 119 | \$208.00 | \$305.00 |
| 120 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 120 | \$208.00 | \$305.00 |
| 121 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 121 | \$208.00 | \$305.00 |
| 122 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 122 | \$208.00 | \$305.00 |
| 123 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 123 | \$208.00 | \$305.00 |
| 124 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 124 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 125 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 125 | \$208.00 | \$305.00 |
| 126 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 126 | \$208.00 | \$305.00 |
| 127 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 127 | \$208.00 | \$305.00 |
| 128 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 128 | \$208.00 | \$305.00 |
| 129 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 129 | \$208.00 | \$305.00 |
| 130 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 130 | \$208.00 | \$305.00 |
| 131 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 131 | \$208.00 | \$305.00 |
| 132 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 132 | \$208.00 | \$305.00 |
| 133 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 133 | \$208.00 | \$305.00 |
| 134 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 134 | \$208.00 | \$305.00 |
| 135 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 135 | \$208.00 | \$305.00 |
| 136 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 136 | \$208.00 | \$305.00 |
| 137 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 137 | \$208.00 | \$305.00 |
| 138 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 138 | \$208.00 | \$305.00 |
| 139 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 139 | \$208.00 | \$305.00 |
| 140 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 140 | \$208.00 | \$305.00 |
| 141 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 141 | \$208.00 | \$305.00 |
| 142 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 142 | \$208.00 | \$305.00 |
| 143 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 143 | \$208.00 | \$305.00 |
| 144 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 144 | \$208.00 | \$305.00 |
| 145 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 145 | \$208.00 | \$305.00 |
| 146 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 146 | \$208.00 | \$305.00 |
| 147 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 147 | \$208.00 | \$305.00 |
| 148 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 148 | \$208.00 | \$305.00 |
| 149 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 149 | \$208.00 | \$305.00 |
| 150 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 150 | \$208.00 | \$305.00 |
| 151 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 151 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 152 | 058-210-27, 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 152 | \$208.00 | \$305.00 |
| 153 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 153 | \$208.00 | \$305.00 |
| 154 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 154 | \$208.00 | \$305.00 |
| 155 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 155 | \$208.00 | \$305.00 |
| 156 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 156 | \$208.00 | \$305.00 |
| 157 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 157 | \$208.00 | \$305.00 |
| 158 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 158 | \$208.00 | \$305.00 |
| 159 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 159 | \$208.00 | \$305.00 |
| 160 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 160 | \$208.00 | \$305.00 |
| 161 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 161 | \$208.00 | \$305.00 |
| 162 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 162 | \$208.00 | \$305.00 |
| 163 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 163 | \$208.00 | \$305.00 |
| 164 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 164 | \$208.00 | \$305.00 |
| 165 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 165 | \$208.00 | \$305.00 |
| 166 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 166 | \$208.00 | \$305.00 |
| 167 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 167 | \$208.00 | \$305.00 |
| 168 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 168 | \$208.00 | \$305.00 |
| 169 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 169 | \$208.00 | \$305.00 |
| 170 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 170 | \$208.00 | \$305.00 |
| 171 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 171 | \$208.00 | \$305.00 |
| 172 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 172 | \$208.00 | \$305.00 |
| 173 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 173 | \$208.00 | \$305.00 |
| 174 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 174 | \$208.00 | \$305.00 |
| 175 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 175 | \$208.00 | \$305.00 |
| 176 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 176 | \$208.00 | \$305.00 |
| 177 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 177 | \$208.00 | \$305.00 |
| 178 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 178 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 179 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 179 | \$208.00 | \$305.00 |
| 180 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 180 | \$208.00 | \$305.00 |
| 181 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 181 | \$208.00 | \$305.00 |

RESOLUTION NO. 2003-227

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO ANNEX TERRITORY TO A MAINTENANCE ASSESSMENT DISTRICT, TO FORM A ZONE, TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR MAINTENANCE AND OPERATION OF IMPROVEMENTS AND FOR COSTS AND EXPENSES AND SETTING TIME AND PLACE OF PUBLIC HEARING AND SETTING FORTH MAILED PROPERTY OWNER BALLOT PROCEDURE AND NOTICE

CENTURY MEADOWS ONE-ZONE 2
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(LANDSCAPING AND LIGHTING ACT OF 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex territory to an existing assessment district, to form a Zone, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code, Section 22500, et seq.) (the "Act").
2. The improvements to be installed and/or maintained in the territory to be annexed are generally described in Exhibit A attached hereto and incorporated herein as though set out in full.
3. The annexed territory shall be known as Century Meadows One Zone 2, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California, and may be referred to by such name in all subsequent proceedings for the levy and collection of assessments on each parcel of real property within the territory to be annexed as provided by the Act. The territory to be annexed Century Meadows One, Units 2 and 3, a residential area comprising 133 lots, eastern and northeastern boundary borders along the south and west side of Woodbridge Irrigation District Canal. The southern boundary is the north side of Harney Lane from the canal west. The westerly boundary runs north from Harney Lane through the center of Murfield Drive along Century Meadows Two Unit 4 and borders Century Meadows One Unit 1 to the north in the City of Lodi, California.
4. In accordance with the City Council's resolution initiating proceedings, Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, designated engineer, has filed with the City Clerk the Report required by the Act, which Report has been preliminarily approved by this City Council. All interested persons are referred to that Report for a full and detailed description of the improvements, the Zone to be formed, the proposed assessments upon assessable lots and parcels of land within the territory proposed to be annexed and the proposed budget for the fiscal year 2004-05, the estimated cost of annual operation and maintenance of the improvements and the maximum annual assessment.
5. On Wednesday, January 21, 2004, at the hour of 7:00 p.m., or as soon thereafter as possible, at the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the City Council will conduct a public hearing at which the City Council will hear and consider any objections and protests respecting (a) whether the public interest and convenience require the improvements and/or maintenance thereof, (b) the extent of the territory to be annexed and the formation of Zone 2, (c) the estimated costs and expenses of the project, (d) the amounts of the assessments proposed to be levied upon the benefited parcels, and (e) the method or formula by which benefit has been estimated and any other aspect of the proposed annexation of territory and Zone 2 formation to which any interested person may want to object or protest. The City Clerk shall tabulate the assessment ballots received and report the same to the City Council.
6. The proposed boundaries of the proposed territory to be annexed are hereby described as shown on a map thereof on file in the office of the City Clerk (the "Amended Boundary Map"), which indicates by a boundary line the extent of the territory to be included in the proposed annexation and which

Amended Boundary Map shall govern for all details for further purposes of the proceedings for the annexation and to which reference is hereby made for further particulars. This City Council hereby approves the map, adopts the boundaries shown on the map as describing the extent of the territory included in the proposed annexation, finds that the map is in the form and contains the matters prescribed by Section 3113 of the California Streets and Highways Code. This City Council directs the City Clerk to certify the adoption of this Resolution on the face of the map, and to record, or cause to be recorded, said map of the boundaries of the territory proposed to be annexed in the office of the County Recorder within ten days of the date of the adoption of this Resolution.

7. Notice is further given that Wally Sandelin of the Public Works Department, Telephone (209) 333-6709, is the person and the department designated by this City Council to answer inquiries regarding the protest proceedings.

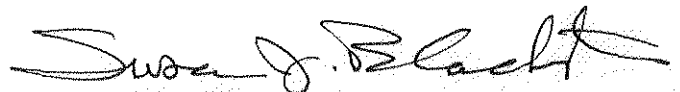
8. The City Clerk is hereby authorized and directed to cause notice of the hearings ordered under Section 5 hereof to be given by mailing, postage prepaid, in the United States mail, and such notice shall be deemed to have been given when so deposited in such mail. The envelope or cover of the mailing shall include the name of the City and the return address of the City Clerk as the sender. The mailed notice shall be given to all property owners within the territory to be annexed as shown in the Engineer's Report by such mailing by name to those persons whose name and addresses appear on the last equalized assessment roll of the County of San Joaquin or the State Board of Equalization assessment roll, as the case may be. The notice shall include, but not be limited to, the total amount of the assessment proposed to be levied in the territory proposed to be annexed, the assessment proposed for the owner's particular parcel(s) and the duration thereof, the reason for the assessment and the basis upon which the amount of the assessment was calculated. Each notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots and a statement that the existence of a majority protest will result in the assessment not being imposed. The notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

Dated: December 3, 2003

=====

I hereby certify that Resolution No. 2003-227 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 3, 2003, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock |
| NOES: | COUNCIL MEMBERS – None |
| ABSENT: | COUNCIL MEMBERS – None |
| ABSTAIN: | COUNCIL MEMBERS – None |



SUSAN J. BLACKSTON
City Clerk

EXHIBIT 1

Description of Improvements to be maintained for Century Meadows One Units 2 & 3

- A. A masonry wall and 13.5 feet wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,661 lineal feet.
- B. Street parkway trees located within the public streets within the Zone 2 boundary.
- C. Public park land area of 0.820 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.5 acres per thousand persons served.

Exhibit 2

City of Lodi LLD

Century Meadows One, Zone 2

Landscape Maintenance Assessment District Annexation and Zone 2 Budget Election

Time Table

| <u>Date</u> | <u>Activity/Tasks</u> |
|--------------------------|--|
| November 21, 2003 | Distribution of preliminary draft Engineer's Report |
| November 21, 2003 | Initial Resolutions to City Council Communication, Finalized Engineer's Report |
| December 3, 2003 | City Council Meeting to: Resolution of Preliminary Determination to Annex to Consolidated District, Form Zone 2 Resolution of Intention (sets Public Hearing and date of Election on January 21, 2004) |
| December 8, 2003 | Last day to Mail Notice and Ballot |
| January 9, 2004 | Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zone 2 Tally vote/Declare results Council Communication |
| January 21, 2004 | Last day to receive Ballots |
| January 21, 2004 | City Council meeting to: Public Hearing/Tally vote/Declare results Annex to Consolidated District, Zone 2 |

EXHIBIT 3

**ENGINEER'S REPORT
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

NOVEMBER 2003

**ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR**

**CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)**

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:

Michael T. Persak
RCE 44908

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

November 24, 2003

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Century Meadows One) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2.

BACKGROUND

The Century Meadows One zone consists of a 133-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by K&W Development, LLC. This report is relative to the proposed Century Meadows One Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Century Meadows One development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Century Meadows One project, when completed, will include an estimated 133 single-family residential lots.

ASSESSMENT DISTRICT AREA

The area of Century Meadows One is described as all of the property within the following assessor's parcels identified by assessor's number (APN):

| <u>Book</u> | <u>Page</u> | <u>Parcel</u> |
|-------------|-------------|---------------|
| 058 | 520 | 1-57 |
| 058 | 210 | 25, 27, 28 |

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Century Meadows One Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet No. 1 of the assessment diagrams is a simple overall boundary map. Sheet Nos. 2 and 3 are the County Assessor's maps and are incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Century Meadows One Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Century Meadows One Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30 or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion (see Exhibit D).

1. Description of Improvements for Future Development
 - A. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 lineal feet.
 - B. Street parkway trees located within the public street within the District Zone 2 boundary.
 - C. Public park land area of 1.24 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Century Meadows One Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Century Meadows One recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office uses shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses.

Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Unit 2, lots 56-112, and Unit 3, lots 49-55 and 113-181, in Century Meadows One shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving this subdivision has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, maintenance of walls, rebuilding damaged walls, removal of graffiti, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

| <u>OPERATION OF COSTS</u> | <u>FY 2004-05 ESTIMATED ASSESSMENT AMOUNT</u> | <u>FY 2004-05 MAXIMUM ASSESSMENT AMOUNT</u> |
|--------------------------------------|---|---|
| Landscape | | |
| Maintenance | \$8,313.00 | \$8,313.00 |
| Repair/Replacement | \$1,050.00 | \$1,050.00 |
| Water | \$400.00 | \$400.00 |
| Electricity | \$300.00 | \$300.00 |
| Replacement Reserve | \$400.00 | \$400.00 |
| Subtotal Landscape | \$10,463.00 | \$10,463.00 |
| Street Trees | \$5,410.00 | \$5,410.00 |
| Future Park Site | \$0.00 | \$12,430.00 |
| Walls | | |
| Repair/Maintenance/Graffiti Control | \$400.00 | \$400.00 |
| Replacement Reserve | \$3,000.00 | \$3,000.00 |
| Subtotal Walls | \$3,400.00 | \$3,400.00 |
| Est. Subtotal Operation Costs | \$19,273.00 | \$31,703.00 |

Engineer's Report
Century Meadows One
Page 7 of 8
November 24, 2003

| <u>OPERATION OF COSTS</u> | <u>FY 2004-05 ESTIMATED ASSESSMENT AMOUNT</u> | <u>FY 2004-05 MAXIMUM ASSESSMENT AMOUNT</u> |
|---|---|---|
| DISTRICT ADMINISTRATION COSTS | | |
| Annual Engineer's Report | \$4,000.00 | \$4,000.00 |
| Publication | \$100.00 | \$100.00 |
| City Administration Fee | \$2,000.00 | \$2,000.00 |
| County Administration Fee | <u>\$900.00</u> | <u>\$900.00</u> |
| Est. Total Administration Costs | \$7,000.00 | \$7,000.00 |
| Est. Contingency | \$1,391.00 | \$1,862.00 |
| Total Estimated Revenue Required for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total Appropriation Required from Existing Fund Balance | \$0.00 | \$0.00 |
| Total Estimated Assessment for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total dueF | 133 | 133 |
| Assessment per dueF | \$208.00 | \$305.00 |
| MAXIMUM ANNUAL ASSESSMENT | | \$305.00 |

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

| Assessment No. | APN No. | Future Lot Nos. | Owner | No. of Residential Lots | 2004-2005 Est. Assessment Amount | 2004-2005 Max. Annual Assessment Amount |
|----------------|----------------|---------------------|----------------------|-------------------------|----------------------------------|---|
| 1 | 058-520-1-57 | Unit 2, Lots 56-112 | K&W Development, LLC | 57 | \$11,856.00 | \$17,385.00 |
| 2 | 058-210-25 | Unit 3, Lots 49-55, | K&W Development, LLC | 7 | \$1,456.00 | \$2,135.00 |
| 3 | 058-210-27, 28 | Lots 113-181 | K&W Development, LLC | 69 | \$14,352.00 | \$21,045.00 |
| Total | | | | 133 | \$27,664.00 | \$40,565.00 |

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 1. The proposed subdivision will yield approximately 133 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY:
Michael T. Persak
RCE 44908

EXHIBIT A
ASSESSMENT ROLL
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 49 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 49 | \$208.00 | \$305.00 |
| 50 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 50 | \$208.00 | \$305.00 |
| 51 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 51 | \$208.00 | \$305.00 |
| 52 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 52 | \$208.00 | \$305.00 |
| 53 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 53 | \$208.00 | \$305.00 |
| 54 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 54 | \$208.00 | \$305.00 |
| 55 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 55 | \$208.00 | \$305.00 |
| 56 | 058-520-01 | Century Meadows One, Unit No. 2 | Lot No. 56 | \$208.00 | \$305.00 |
| 57 | 058-520-02 | Century Meadows One, Unit No. 2 | Lot No. 57 | \$208.00 | \$305.00 |
| 58 | 058-520-03 | Century Meadows One, Unit No. 2 | Lot No. 58 | \$208.00 | \$305.00 |
| 59 | 058-520-04 | Century Meadows One, Unit No. 2 | Lot No. 59 | \$208.00 | \$305.00 |
| 60 | 058-520-05 | Century Meadows One, Unit No. 2 | Lot No. 60 | \$208.00 | \$305.00 |
| 61 | 058-520-06 | Century Meadows One, Unit No. 2 | Lot No. 61 | \$208.00 | \$305.00 |
| 62 | 058-520-07 | Century Meadows One, Unit No. 2 | Lot No. 62 | \$208.00 | \$305.00 |
| 63 | 058-520-08 | Century Meadows One, Unit No. 2 | Lot No. 63 | \$208.00 | \$305.00 |
| 64 | 058-520-09 | Century Meadows One, Unit No. 2 | Lot No. 64 | \$208.00 | \$305.00 |
| 65 | 058-520-10 | Century Meadows One, Unit No. 2 | Lot No. 65 | \$208.00 | \$305.00 |
| 66 | 058-520-11 | Century Meadows One, Unit No. 2 | Lot No. 66 | \$208.00 | \$305.00 |
| 67 | 058-520-12 | Century Meadows One, Unit No. 2 | Lot No. 67 | \$208.00 | \$305.00 |
| 68 | 058-520-13 | Century Meadows One, Unit No. 2 | Lot No. 68 | \$208.00 | \$305.00 |
| 69 | 058-520-14 | Century Meadows One, Unit No. 2 | Lot No. 69 | \$208.00 | \$305.00 |
| 70 | 058-520-15 | Century Meadows One, Unit No. 2 | Lot No. 70 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 71 | 058-520-16 | Century Meadows One, Unit No. 2 | Lot No. 71 | \$208.00 | \$305.00 |
| 72 | 058-520-17 | Century Meadows One, Unit No. 2 | Lot No. 72 | \$208.00 | \$305.00 |
| 73 | 058-520-18 | Century Meadows One, Unit No. 2 | Lot No. 73 | \$208.00 | \$305.00 |
| 74 | 058-520-19 | Century Meadows One, Unit No. 2 | Lot No. 74 | \$208.00 | \$305.00 |
| 75 | 058-520-20 | Century Meadows One, Unit No. 2 | Lot No. 75 | \$208.00 | \$305.00 |
| 76 | 058-520-21 | Century Meadows One, Unit No. 2 | Lot No. 76 | \$208.00 | \$305.00 |
| 77 | 058-520-22 | Century Meadows One, Unit No. 2 | Lot No. 77 | \$208.00 | \$305.00 |
| 78 | 058-520-23 | Century Meadows One, Unit No. 2 | Lot No. 78 | \$208.00 | \$305.00 |
| 79 | 058-520-24 | Century Meadows One, Unit No. 2 | Lot No. 79 | \$208.00 | \$305.00 |
| 80 | 058-520-25 | Century Meadows One, Unit No. 2 | Lot No. 80 | \$208.00 | \$305.00 |
| 81 | 058-520-26 | Century Meadows One, Unit No. 2 | Lot No. 81 | \$208.00 | \$305.00 |
| 82 | 058-520-27 | Century Meadows One, Unit No. 2 | Lot No. 82 | \$208.00 | \$305.00 |
| 83 | 058-520-28 | Century Meadows One, Unit No. 2 | Lot No. 83 | \$208.00 | \$305.00 |
| 84 | 058-520-29 | Century Meadows One, Unit No. 2 | Lot No. 84 | \$208.00 | \$305.00 |
| 85 | 058-520-30 | Century Meadows One, Unit No. 2 | Lot No. 85 | \$208.00 | \$305.00 |
| 86 | 058-520-31 | Century Meadows One, Unit No. 2 | Lot No. 86 | \$208.00 | \$305.00 |
| 87 | 058-520-32 | Century Meadows One, Unit No. 2 | Lot No. 87 | \$208.00 | \$305.00 |
| 88 | 058-520-33 | Century Meadows One, Unit No. 2 | Lot No. 88 | \$208.00 | \$305.00 |
| 89 | 058-520-34 | Century Meadows One, Unit No. 2 | Lot No. 89 | \$208.00 | \$305.00 |
| 90 | 058-520-35 | Century Meadows One, Unit No. 2 | Lot No. 90 | \$208.00 | \$305.00 |
| 91 | 058-520-36 | Century Meadows One, Unit No. 2 | Lot No. 91 | \$208.00 | \$305.00 |
| 92 | 058-520-37 | Century Meadows One, Unit No. 2 | Lot No. 92 | \$208.00 | \$305.00 |
| 93 | 058-520-38 | Century Meadows One, Unit No. 2 | Lot No. 93 | \$208.00 | \$305.00 |
| 94 | 058-520-39 | Century Meadows One, Unit No. 2 | Lot No. 94 | \$208.00 | \$305.00 |
| 95 | 058-520-40 | Century Meadows One, Unit No. 2 | Lot No. 95 | \$208.00 | \$305.00 |
| 96 | 058-520-41 | Century Meadows One, Unit No. 2 | Lot No. 96 | \$208.00 | \$305.00 |
| 97 | 058-520-42 | Century Meadows One, Unit No. 2 | Lot No. 97 | \$208.00 | \$305.00 |

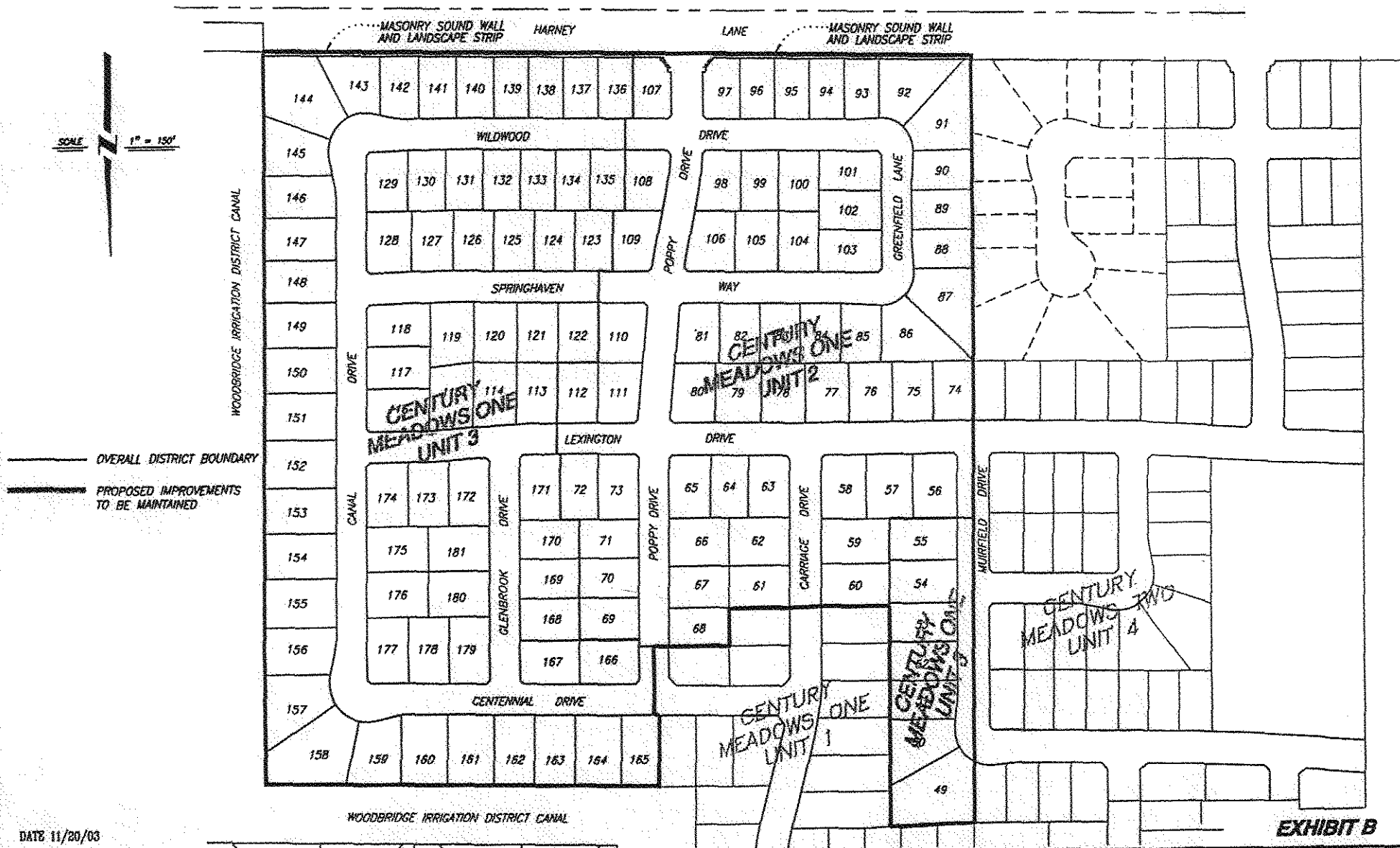
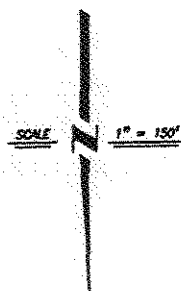
| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 98 | 058-520-43 | Century Meadows One, Unit No. 2 | Lot No. 98 | \$208.00 | \$305.00 |
| 99 | 058-520-44 | Century Meadows One, Unit No. 2 | Lot No. 99 | \$208.00 | \$305.00 |
| 100 | 058-520-45 | Century Meadows One, Unit No. 2 | Lot No. 100 | \$208.00 | \$305.00 |
| 101 | 058-520-46 | Century Meadows One, Unit No. 2 | Lot No. 101 | \$208.00 | \$305.00 |
| 102 | 058-520-47 | Century Meadows One, Unit No. 2 | Lot No. 102 | \$208.00 | \$305.00 |
| 103 | 058-520-48 | Century Meadows One, Unit No. 2 | Lot No. 103 | \$208.00 | \$305.00 |
| 104 | 058-520-49 | Century Meadows One, Unit No. 2 | Lot No. 104 | \$208.00 | \$305.00 |
| 105 | 058-520-50 | Century Meadows One, Unit No. 2 | Lot No. 105 | \$208.00 | \$305.00 |
| 106 | 058-520-51 | Century Meadows One, Unit No. 2 | Lot No. 106 | \$208.00 | \$305.00 |
| 107 | 058-520-52 | Century Meadows One, Unit No. 2 | Lot No. 107 | \$208.00 | \$305.00 |
| 108 | 058-520-53 | Century Meadows One, Unit No. 2 | Lot No. 108 | \$208.00 | \$305.00 |
| 109 | 058-520-54 | Century Meadows One, Unit No. 2 | Lot No. 109 | \$208.00 | \$305.00 |
| 110 | 058-520-55 | Century Meadows One, Unit No. 2 | Lot No. 110 | \$208.00 | \$305.00 |
| 111 | 058-520-56 | Century Meadows One, Unit No. 2 | Lot No. 111 | \$208.00 | \$305.00 |
| 112 | 058-520-57 | Century Meadows One, Unit No. 2 | Lot No. 112 | \$208.00 | \$305.00 |
| 113 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 113 | \$208.00 | \$305.00 |
| 114 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 114 | \$208.00 | \$305.00 |
| 115 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 115 | \$208.00 | \$305.00 |
| 116 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 116 | \$208.00 | \$305.00 |
| 117 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 117 | \$208.00 | \$305.00 |
| 118 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 118 | \$208.00 | \$305.00 |
| 119 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 119 | \$208.00 | \$305.00 |
| 120 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 120 | \$208.00 | \$305.00 |
| 121 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 121 | \$208.00 | \$305.00 |
| 122 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 122 | \$208.00 | \$305.00 |
| 123 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 123 | \$208.00 | \$305.00 |
| 124 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 124 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 125 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 125 | \$208.00 | \$305.00 |
| 126 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 126 | \$208.00 | \$305.00 |
| 127 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 127 | \$208.00 | \$305.00 |
| 128 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 128 | \$208.00 | \$305.00 |
| 129 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 129 | \$208.00 | \$305.00 |
| 130 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 130 | \$208.00 | \$305.00 |
| 131 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 131 | \$208.00 | \$305.00 |
| 132 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 132 | \$208.00 | \$305.00 |
| 133 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 133 | \$208.00 | \$305.00 |
| 134 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 134 | \$208.00 | \$305.00 |
| 135 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 135 | \$208.00 | \$305.00 |
| 136 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 136 | \$208.00 | \$305.00 |
| 137 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 137 | \$208.00 | \$305.00 |
| 138 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 138 | \$208.00 | \$305.00 |
| 139 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 139 | \$208.00 | \$305.00 |
| 140 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 140 | \$208.00 | \$305.00 |
| 141 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 141 | \$208.00 | \$305.00 |
| 142 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 142 | \$208.00 | \$305.00 |
| 143 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 143 | \$208.00 | \$305.00 |
| 144 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 144 | \$208.00 | \$305.00 |
| 145 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 145 | \$208.00 | \$305.00 |
| 146 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 146 | \$208.00 | \$305.00 |
| 147 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 147 | \$208.00 | \$305.00 |
| 148 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 148 | \$208.00 | \$305.00 |
| 149 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 149 | \$208.00 | \$305.00 |
| 150 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 150 | \$208.00 | \$305.00 |
| 151 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 151 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 152 | 058-210-27, 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 152 | \$208.00 | \$305.00 |
| 153 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 153 | \$208.00 | \$305.00 |
| 154 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 154 | \$208.00 | \$305.00 |
| 155 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 155 | \$208.00 | \$305.00 |
| 156 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 156 | \$208.00 | \$305.00 |
| 157 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 157 | \$208.00 | \$305.00 |
| 158 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 158 | \$208.00 | \$305.00 |
| 159 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 159 | \$208.00 | \$305.00 |
| 160 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 160 | \$208.00 | \$305.00 |
| 161 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 161 | \$208.00 | \$305.00 |
| 162 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 162 | \$208.00 | \$305.00 |
| 163 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 163 | \$208.00 | \$305.00 |
| 164 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 164 | \$208.00 | \$305.00 |
| 165 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 165 | \$208.00 | \$305.00 |
| 166 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 166 | \$208.00 | \$305.00 |
| 167 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 167 | \$208.00 | \$305.00 |
| 168 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 168 | \$208.00 | \$305.00 |
| 169 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 169 | \$208.00 | \$305.00 |
| 170 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 170 | \$208.00 | \$305.00 |
| 171 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 171 | \$208.00 | \$305.00 |
| 172 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 172 | \$208.00 | \$305.00 |
| 173 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 173 | \$208.00 | \$305.00 |
| 174 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 174 | \$208.00 | \$305.00 |
| 175 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 175 | \$208.00 | \$305.00 |
| 176 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 176 | \$208.00 | \$305.00 |
| 177 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 177 | \$208.00 | \$305.00 |
| 178 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 178 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 179 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 179 | \$208.00 | \$305.00 |
| 180 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 180 | \$208.00 | \$305.00 |
| 181 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 181 | \$208.00 | \$305.00 |

CENTURY MEADOWS ONE BOUNDARY MAP



NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSMENT'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 31.84 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
① ASSESSMENT DISTRICT PARCEL NUMBER

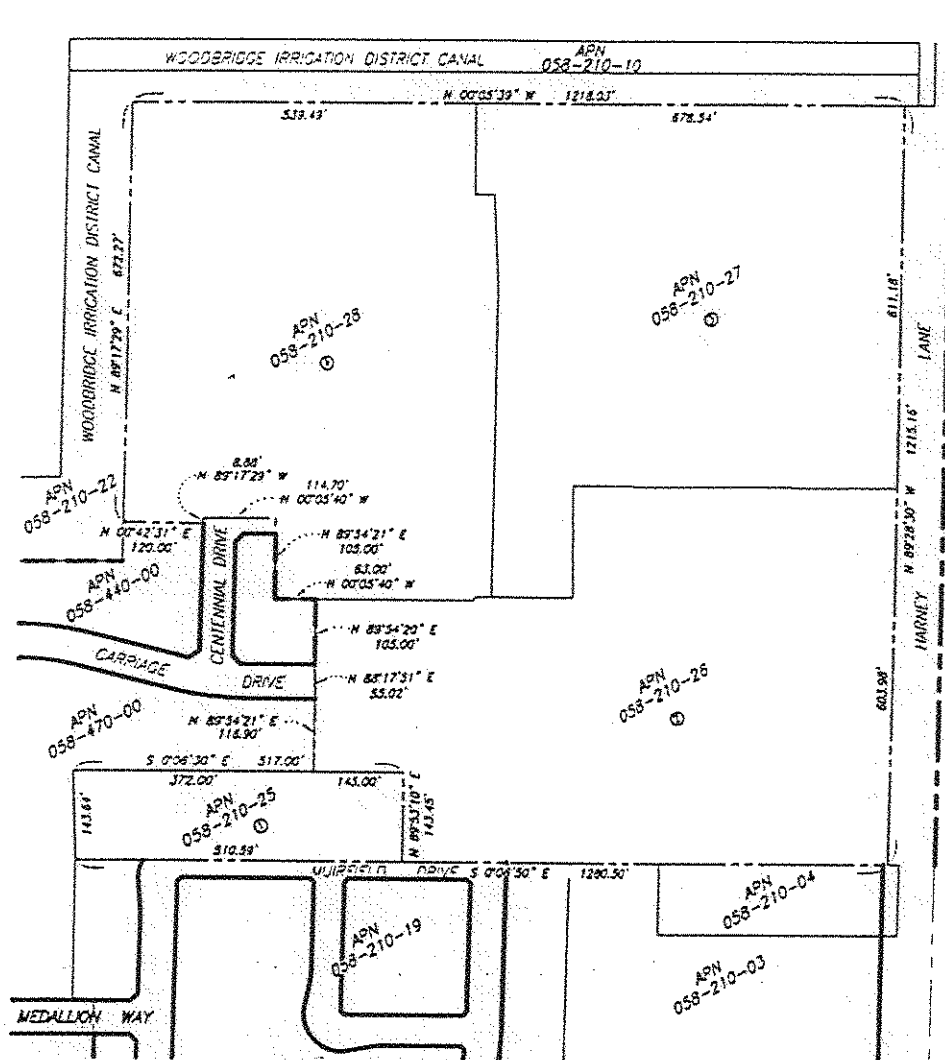
ASSESSMENT DIAGRAM INDEX

| BOOK | PAGE | PAGES |
|------|------|----------------|
| 058 | 210 | 25, 26, 27, 28 |

SCALE - 1" = 40'

ASSESSMENT DIAGRAM, ZONE 2 CENTURY MEADOWS ONE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ O'CLOCK _____ IN BOOK _____ PAGE _____
OF _____ MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PRECISE AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY OF LODI ON THE _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

EXHIBIT C

SHEET 1 OF 1



THOMPSON-HYSELL
ENGINEERS

A DIVISION OF THE HENRY ENGINEERS, INC.
1010 12TH STREET, NORTON, CA 95761 (916) 521-0000

CENTURY MEADOWS ONE AREAS TO BE MAINTAINED

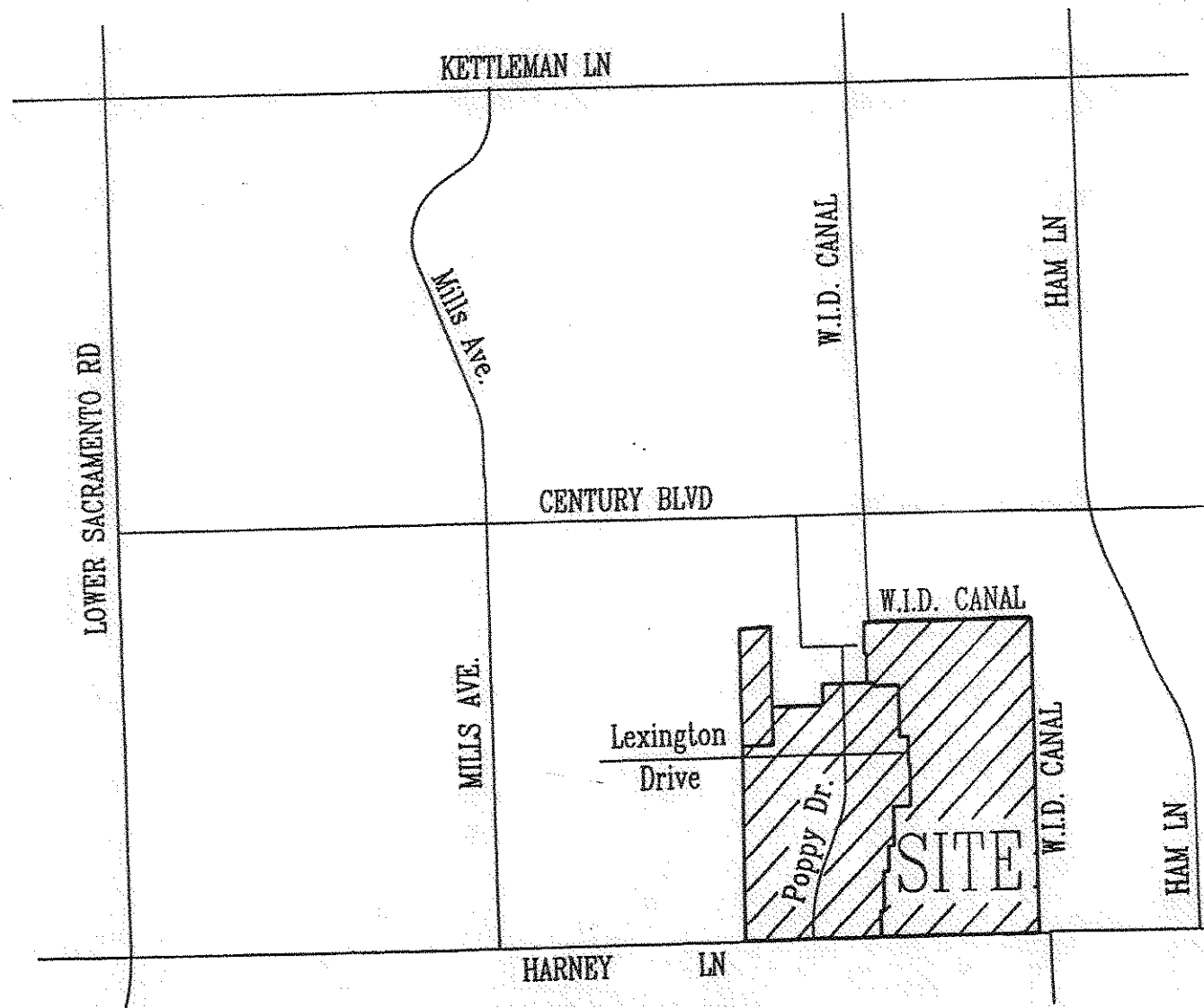
SCALE 1" = 150'

--- DISTRICT BOUNDARY
 --- PROPOSED IMPROVEMENTS
 TO BE MAINTAINED

WOODBIDGE IRRIGATION DISTRICT CANAL



**CENTURY MEADOWS ONE
VICINITY MAP**



VICINITY MAP
NOT TO SCALE

EXHIBIT E

Exhibit 4

SUMMARY OF ESTIMATED DISTRICT COSTS

| <u>OPERATION OF COSTS</u> | <u>FY 2004-05 ESTIMATED ASSESSMENT AMOUNT</u> | <u>FY -05 MAXIMUM ASSESSMENT AMOUNT</u> |
|---|---|---|
| Landscape | | |
| Maintenance | \$8,313.00 | \$8,313.00 |
| Repair/Replacement | \$1,050.00 | \$1,050.00 |
| Water | \$400.00 | \$400.00 |
| Electricity | \$300.00 | \$300.00 |
| Replacement Reserve | \$400.00 | \$400.00 |
| Subtotal Landscape | \$10,463.00 | \$10,463.00 |
| Street Trees | \$5,410.00 | \$5,410.00 |
| Public Park Area | \$0.00 | \$12,430.00 |
| Walls | | |
| Repair/Maintenance/Graffiti Control | \$400.00 | \$400.00 |
| Replacement Reserve | \$3,000.00 | \$3,000.00 |
| Subtotal Walls | \$3,400.00 | \$3,400.00 |
| Subtotal Operation Costs | \$19,273.00 | \$31,703.00 |
| DISTRICT ADMINISTRATION COSTS | | |
| Annual Engineer's Report | \$4,000.00 | \$4,000.00 |
| Publication | \$100.00 | \$100.00 |
| City Administration Fee | \$2,000.00 | \$2,000.00 |
| County Administration Fee | \$900.00 | \$900.00 |
| Est. Total Administration Costs | \$7,000.00 | \$7,000.00 |
| Est. Contingency | \$1,391.00 | \$1,862.00 |
| Total Estimated Revenue Required for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total Appropriation Required from Existing Fund Balance | \$0.00 | \$0.00 |
| Total Estimated Assessment for 2004-2005 Fiscal Year | \$27,664.00 | \$40,565.00 |
| Total dueF | 133 | 133 |
| Assessment per dueF | \$208.00 | \$305.00 |
| Maximum Annual Assessment | | \$305.00 |

EXHIBIT 5
ASSESSMENT ROLL
CENTURY MEADOWS ONE
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 49 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 49 | \$208.00 | \$305.00 |
| 50 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 50 | \$208.00 | \$305.00 |
| 51 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 51 | \$208.00 | \$305.00 |
| 52 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 52 | \$208.00 | \$305.00 |
| 53 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 53 | \$208.00 | \$305.00 |
| 54 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 54 | \$208.00 | \$305.00 |
| 55 | 058-210-25 | Century Meadows One, Unit No. 3 | Lot No. 55 | \$208.00 | \$305.00 |
| 56 | 058-520-01 | Century Meadows One, Unit No. 2 | Lot No. 56 | \$208.00 | \$305.00 |
| 57 | 058-520-02 | Century Meadows One, Unit No. 2 | Lot No. 57 | \$208.00 | \$305.00 |
| 58 | 058-520-03 | Century Meadows One, Unit No. 2 | Lot No. 58 | \$208.00 | \$305.00 |
| 59 | 058-520-04 | Century Meadows One, Unit No. 2 | Lot No. 59 | \$208.00 | \$305.00 |
| 60 | 058-520-05 | Century Meadows One, Unit No. 2 | Lot No. 60 | \$208.00 | \$305.00 |
| 61 | 058-520-06 | Century Meadows One, Unit No. 2 | Lot No. 61 | \$208.00 | \$305.00 |
| 62 | 058-520-07 | Century Meadows One, Unit No. 2 | Lot No. 62 | \$208.00 | \$305.00 |
| 63 | 058-520-08 | Century Meadows One, Unit No. 2 | Lot No. 63 | \$208.00 | \$305.00 |
| 64 | 058-520-09 | Century Meadows One, Unit No. 2 | Lot No. 64 | \$208.00 | \$305.00 |
| 65 | 058-520-10 | Century Meadows One, Unit No. 2 | Lot No. 65 | \$208.00 | \$305.00 |
| 66 | 058-520-11 | Century Meadows One, Unit No. 2 | Lot No. 66 | \$208.00 | \$305.00 |
| 67 | 058-520-12 | Century Meadows One, Unit No. 2 | Lot No. 67 | \$208.00 | \$305.00 |
| 68 | 058-520-13 | Century Meadows One, Unit No. 2 | Lot No. 68 | \$208.00 | \$305.00 |
| 69 | 058-520-14 | Century Meadows One, Unit No. 2 | Lot No. 69 | \$208.00 | \$305.00 |
| 70 | 058-520-15 | Century Meadows One, Unit No. 2 | Lot No. 70 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|------------|---|---|
| 71 | 058-520-16 | Century Meadows One, Unit No. 2 | Lot No. 71 | \$208.00 | \$305.00 |
| 72 | 058-520-17 | Century Meadows One, Unit No. 2 | Lot No. 72 | \$208.00 | \$305.00 |
| 73 | 058-520-18 | Century Meadows One, Unit No. 2 | Lot No. 73 | \$208.00 | \$305.00 |
| 74 | 058-520-19 | Century Meadows One, Unit No. 2 | Lot No. 74 | \$208.00 | \$305.00 |
| 75 | 058-520-20 | Century Meadows One, Unit No. 2 | Lot No. 75 | \$208.00 | \$305.00 |
| 76 | 058-520-21 | Century Meadows One, Unit No. 2 | Lot No. 76 | \$208.00 | \$305.00 |
| 77 | 058-520-22 | Century Meadows One, Unit No. 2 | Lot No. 77 | \$208.00 | \$305.00 |
| 78 | 058-520-23 | Century Meadows One, Unit No. 2 | Lot No. 78 | \$208.00 | \$305.00 |
| 79 | 058-520-24 | Century Meadows One, Unit No. 2 | Lot No. 79 | \$208.00 | \$305.00 |
| 80 | 058-520-25 | Century Meadows One, Unit No. 2 | Lot No. 80 | \$208.00 | \$305.00 |
| 81 | 058-520-26 | Century Meadows One, Unit No. 2 | Lot No. 81 | \$208.00 | \$305.00 |
| 82 | 058-520-27 | Century Meadows One, Unit No. 2 | Lot No. 82 | \$208.00 | \$305.00 |
| 83 | 058-520-28 | Century Meadows One, Unit No. 2 | Lot No. 83 | \$208.00 | \$305.00 |
| 84 | 058-520-29 | Century Meadows One, Unit No. 2 | Lot No. 84 | \$208.00 | \$305.00 |
| 85 | 058-520-30 | Century Meadows One, Unit No. 2 | Lot No. 85 | \$208.00 | \$305.00 |
| 86 | 058-520-31 | Century Meadows One, Unit No. 2 | Lot No. 86 | \$208.00 | \$305.00 |
| 87 | 058-520-32 | Century Meadows One, Unit No. 2 | Lot No. 87 | \$208.00 | \$305.00 |
| 88 | 058-520-33 | Century Meadows One, Unit No. 2 | Lot No. 88 | \$208.00 | \$305.00 |
| 89 | 058-520-34 | Century Meadows One, Unit No. 2 | Lot No. 89 | \$208.00 | \$305.00 |
| 90 | 058-520-35 | Century Meadows One, Unit No. 2 | Lot No. 90 | \$208.00 | \$305.00 |
| 91 | 058-520-36 | Century Meadows One, Unit No. 2 | Lot No. 91 | \$208.00 | \$305.00 |
| 92 | 058-520-37 | Century Meadows One, Unit No. 2 | Lot No. 92 | \$208.00 | \$305.00 |
| 93 | 058-520-38 | Century Meadows One, Unit No. 2 | Lot No. 93 | \$208.00 | \$305.00 |
| 94 | 058-520-39 | Century Meadows One, Unit No. 2 | Lot No. 94 | \$208.00 | \$305.00 |
| 95 | 058-520-40 | Century Meadows One, Unit No. 2 | Lot No. 95 | \$208.00 | \$305.00 |
| 96 | 058-520-41 | Century Meadows One, Unit No. 2 | Lot No. 96 | \$208.00 | \$305.00 |
| 97 | 058-520-42 | Century Meadows One, Unit No. 2 | Lot No. 97 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 98 | 058-520-43 | Century Meadows One, Unit No. 2 | Lot No. 98 | \$208.00 | \$305.00 |
| 99 | 058-520-44 | Century Meadows One, Unit No. 2 | Lot No. 99 | \$208.00 | \$305.00 |
| 100 | 058-520-45 | Century Meadows One, Unit No. 2 | Lot No. 100 | \$208.00 | \$305.00 |
| 101 | 058-520-46 | Century Meadows One, Unit No. 2 | Lot No. 101 | \$208.00 | \$305.00 |
| 102 | 058-520-47 | Century Meadows One, Unit No. 2 | Lot No. 102 | \$208.00 | \$305.00 |
| 103 | 058-520-48 | Century Meadows One, Unit No. 2 | Lot No. 103 | \$208.00 | \$305.00 |
| 104 | 058-520-49 | Century Meadows One, Unit No. 2 | Lot No. 104 | \$208.00 | \$305.00 |
| 105 | 058-520-50 | Century Meadows One, Unit No. 2 | Lot No. 105 | \$208.00 | \$305.00 |
| 106 | 058-520-51 | Century Meadows One, Unit No. 2 | Lot No. 106 | \$208.00 | \$305.00 |
| 107 | 058-520-52 | Century Meadows One, Unit No. 2 | Lot No. 107 | \$208.00 | \$305.00 |
| 108 | 058-520-53 | Century Meadows One, Unit No. 2 | Lot No. 108 | \$208.00 | \$305.00 |
| 109 | 058-520-54 | Century Meadows One, Unit No. 2 | Lot No. 109 | \$208.00 | \$305.00 |
| 110 | 058-520-55 | Century Meadows One, Unit No. 2 | Lot No. 110 | \$208.00 | \$305.00 |
| 111 | 058-520-56 | Century Meadows One, Unit No. 2 | Lot No. 111 | \$208.00 | \$305.00 |
| 112 | 058-520-57 | Century Meadows One, Unit No. 2 | Lot No. 112 | \$208.00 | \$305.00 |
| 113 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 113 | \$208.00 | \$305.00 |
| 114 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 114 | \$208.00 | \$305.00 |
| 115 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 115 | \$208.00 | \$305.00 |
| 116 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 116 | \$208.00 | \$305.00 |
| 117 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 117 | \$208.00 | \$305.00 |
| 118 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 118 | \$208.00 | \$305.00 |
| 119 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 119 | \$208.00 | \$305.00 |
| 120 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 120 | \$208.00 | \$305.00 |
| 121 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 121 | \$208.00 | \$305.00 |
| 122 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 122 | \$208.00 | \$305.00 |
| 123 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 123 | \$208.00 | \$305.00 |
| 124 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 124 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 125 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 125 | \$208.00 | \$305.00 |
| 126 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 126 | \$208.00 | \$305.00 |
| 127 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 127 | \$208.00 | \$305.00 |
| 128 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 128 | \$208.00 | \$305.00 |
| 129 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 129 | \$208.00 | \$305.00 |
| 130 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 130 | \$208.00 | \$305.00 |
| 131 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 131 | \$208.00 | \$305.00 |
| 132 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 132 | \$208.00 | \$305.00 |
| 133 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 133 | \$208.00 | \$305.00 |
| 134 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 134 | \$208.00 | \$305.00 |
| 135 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 135 | \$208.00 | \$305.00 |
| 136 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 136 | \$208.00 | \$305.00 |
| 137 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 137 | \$208.00 | \$305.00 |
| 138 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 138 | \$208.00 | \$305.00 |
| 139 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 139 | \$208.00 | \$305.00 |
| 140 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 140 | \$208.00 | \$305.00 |
| 141 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 141 | \$208.00 | \$305.00 |
| 142 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 142 | \$208.00 | \$305.00 |
| 143 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 143 | \$208.00 | \$305.00 |
| 144 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 144 | \$208.00 | \$305.00 |
| 145 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 145 | \$208.00 | \$305.00 |
| 146 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 146 | \$208.00 | \$305.00 |
| 147 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 147 | \$208.00 | \$305.00 |
| 148 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 148 | \$208.00 | \$305.00 |
| 149 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 149 | \$208.00 | \$305.00 |
| 150 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 150 | \$208.00 | \$305.00 |
| 151 | 058-210-27 | Century Meadows One, Unit No. 3 | Lot No. 151 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 152 | 058-210-27, 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 152 | \$208.00 | \$305.00 |
| 153 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 153 | \$208.00 | \$305.00 |
| 154 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 154 | \$208.00 | \$305.00 |
| 155 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 155 | \$208.00 | \$305.00 |
| 156 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 156 | \$208.00 | \$305.00 |
| 157 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 157 | \$208.00 | \$305.00 |
| 158 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 158 | \$208.00 | \$305.00 |
| 159 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 159 | \$208.00 | \$305.00 |
| 160 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 160 | \$208.00 | \$305.00 |
| 161 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 161 | \$208.00 | \$305.00 |
| 162 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 162 | \$208.00 | \$305.00 |
| 163 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 163 | \$208.00 | \$305.00 |
| 164 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 164 | \$208.00 | \$305.00 |
| 165 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 165 | \$208.00 | \$305.00 |
| 166 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 166 | \$208.00 | \$305.00 |
| 167 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 167 | \$208.00 | \$305.00 |
| 168 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 168 | \$208.00 | \$305.00 |
| 169 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 169 | \$208.00 | \$305.00 |
| 170 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 170 | \$208.00 | \$305.00 |
| 171 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 171 | \$208.00 | \$305.00 |
| 172 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 172 | \$208.00 | \$305.00 |
| 173 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 173 | \$208.00 | \$305.00 |
| 174 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 174 | \$208.00 | \$305.00 |
| 175 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 175 | \$208.00 | \$305.00 |
| 176 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 176 | \$208.00 | \$305.00 |
| 177 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 177 | \$208.00 | \$305.00 |
| 178 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 178 | \$208.00 | \$305.00 |

| DIAGRAM NUMBER | COUNTY ASSESSOR NUMBER | UNIT NO. | LOT NO. | FY 2004-2005 ESTIMATED ASSESSMENT AMOUNT | FY 2004-2005 MAXIMUM ASSESSMENT AMOUNT |
|-------------------|------------------------------|------------------------------------|-------------|---|---|
| 179 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 179 | \$208.00 | \$305.00 |
| 180 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 180 | \$208.00 | \$305.00 |
| 181 | 058-210-28 | Century Meadows One, Unit No. 3 | Lot No. 181 | \$208.00 | \$305.00 |

RESOLUTION NO. 2003-228

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE
CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH TIMOTHY J. HACHMAN, ATTORNEY AT LAW,
FOR SERVICES REQUIRED IN SUPPORT OF THE ANNEXATION OF
CENTURY MEADOWS ONE-ZONE 2 TO THE LODI CONSOLIDATED
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1

=====

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Timothy J. Hachman, Attorney at Law, for services required in support of the annexation of Century Meadows One-Zone 2 to the Lodi Consolidated Landscape Maintenance District No. 2003-1, in an amount not to exceed \$7,000.00.

Dated: December 3, 2003

=====

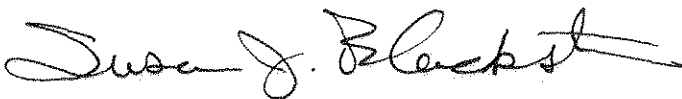
I hereby certify that Resolution No. 2003-228 was passed and adopted by the Lodi City Council in a regular meeting held December 3, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

RESOLUTION NO. 2003-229

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH THOMPSON-HYSELL ENGINEERS, A DIVISION
OF KEITH COMPANIES, INC., FOR SERVICES REQUIRED IN
SUPPORT OF THE ANNEXATION OF CENTURY MEADOWS ONE-
ZONE 2 TO THE LODI CONSOLIDATED LANDSCAPE
MAINTENANCE DISTRICT NO. 2003-1

=====

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Thompson-Hysell Engineers, a Division of Keith Companies, Inc., for services required in support of the annexation of Century Meadows One-Zone 2 to the Lodi Consolidated Landscape Maintenance District No. 2003-1, in an amount not to exceed \$7,500.00.

Dated: December 3, 2003

=====

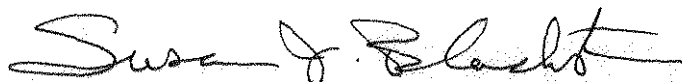
I hereby certify that Resolution No. 2003-229 was passed and adopted by the Lodi City Council in a regular meeting held December 3, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk